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Riviera Beach Community Redevelopment Agency Meeting

Marina Event Center

190 East 13th Street

Riviera Beach, Florida

Wednesday, January 24, 2018

6:02 p.m. to 9:01 p.m.

APPEARANCES:

Chair KaShamba Miller-Anderson

Vice Chair Tonya Davis Johnson

Commissioner Terence Davis

Commissioner Lynne Hubbard

Commissioner Dawn Pardo

Attorney Michael Haygood

Interim Executive Director Scott Evans

Administrative Assistant Tamara Seguin

Stenographically reported by Claudia Witters, RPR

1 CHAIR MILLER-ANDERSON: I'd like to call to order the
2 Riviera Beach Community Redevelopment Agency Meeting, January
3 24th, 2018, 6:00 p.m.

4 Madam, roll call.

5 (Upon roll call by CRA Administrative Assistant Tamara Seguin,
6 the following were present: Chair KaShamba Miller-Anderson,
7 Vice Chair Tonya Davis Johnson, Commissioner Terence Davis,
8 Commissioner Dawn Pardo. Also present: Interim Executive
9 Director Scott Evans, CRA General Counsel Michael Haygood.)

10 CHAIR MILLER-ANDERSON: Okay. We'll have a moment of
11 silence, followed by the Pledge of Allegiance led by
12 Councilwoman Pardo.

13 (Moment of silence, followed by the Pledge of Allegiance.)

14 CHAIR MILLER-ANDERSON: Do we have any additions and
15 deletions?

16 INTERIM EXECUTIVE DIRECTOR EVANS: No additional additions
17 or deletions.

18 CHAIR MILLER-ANDERSON: Any disclosures by commission and
19 staff?

20 VICE CHAIR DAVIS JOHNSON: None.

21 COMMISSIONER DAVIS: None.

22 COMMISSIONER PARDO: None.

23 CHAIR MILLER-ANDERSON: Motion to adopt the agenda?

24 COMMISSIONER PARDO: So moved.

25 COMMISSIONER DAVIS: Second.

1 (Vote taken.)

2 ADMINISTRATIVE ASSISTANT SEGUIN: Motion carries.

3 (Motion passed with a unanimous vote.)

4 CHAIR MILLER-ANDERSON: Do we have any consent agenda
5 public comment cards?

6 ADMINISTRATIVE ASSISTANT SEGUIN: No, we do not.

7 CHAIR MILLER-ANDERSON: Okay. Any person who would like to
8 speak on an agenda item please fill out a blue public comment
9 card located in the back of the council chambers and give it to
10 the staff prior to the beginning of the meeting.

11 Members of the public shall be given a total of three
12 minutes for all items listed on the consent agenda.

13 Members of the public will be given three minutes to speak
14 on each regular agenda item. In no event will anyone be allowed
15 to speak on an agenda item after the resolution is read or the
16 item is considered.

17 Do we have anyone that would like to pull any items from
18 the consent? No?

19 Can we have a motion to approve the consent agenda?

20 VICE CHAIR DAVIS JOHNSON: Motion to approve consent.

21 COMMISSIONER PARDO: Second.

22 COMMISSIONER DAVIS: Second.

23 CHAIR MILLER-ANDERSON: Madam Clerk.

24 ADMINISTRATIVE ASSISTANT SEGUIN: Who seconded that?

25 CHAIR MILLER-ANDERSON: Who seconded it?

1 COMMISSIONER PARDO: I did.

2 (Vote taken.)

3 ADMINISTRATIVE ASSISTANT SEGUIN: Motion carries.

4 (Motion passed by a unanimous vote.)

5 CHAIR MILLER-ANDERSON: Item number 3, regular business.

6 ADMINISTRATIVE ASSISTANT SEGUIN: Presentation: Marina
7 Village Phase II.

8 INTERIM EXECUTIVE DIRECTOR EVANS: Good evening, CRA Board
9 and Madam Chair.

10 The first four agenda items tonight are part of our
11 comprehensive effort to continue the exciting redevelopment of
12 Marina Village. And so what we've done is consolidate the first
13 part of the presentation to discuss the RFP as well as several
14 of the contracts that would follow.

15 The Marina Village redevelopment opportunity has been
16 assisted by our national development consultant, Mr. Dana
17 Nottingham, who will join me this evening to help present our
18 RFP.

19 Mr. Nottingham was a member of the original consulting firm
20 who prepared the Marina Village Master Plan. And he also did
21 the original strategic assessment that identified the marina
22 property as a key redevelopment target area for the CRA.

23 Much was accomplished in 2017 to position the project for
24 our current 2018 efforts. We convened milestone workshops in
25 January and May that provided a reset to the master plan; and to

1 implement the updated vision and project delivery focus from the
2 previous master plan.

3 The Phase I project was completed in 2016. And the Board
4 identified an updated strategy to build upon our original
5 investment. And the Phase I site plan is above. And that's the
6 existing marina as we have built it today. We invested over 30
7 million dollars in infrastructure. We had to raise the site
8 approximately four feet in elevation. We built new Bicentennial
9 Park, over 144,000 square feet of public waterfront space and
10 pavers; and we created the future private development parcels
11 for future development.

12 The master plan was designed to stimulate and attract jobs.
13 And this first phase was built in accordance with the master
14 plan.

15 The previous board workshops that talked about -- we talked
16 about how we would reset the master plan and proceed with our
17 next phase. And this included differentiating it as a mixed use
18 development that would include both dining, waterfront dining,
19 and a hotel destination; and trying to attract a developer to
20 execute a plan that includes preferred anchor uses that the
21 Board had identified that they wanted to bring to the site for
22 the residents in the community.

23 CHAIR MILLER-ANDERSON: Let the record reflect Ms. Hubbard
24 is on the dais.

25 INTERIM EXECUTIVE DIRECTOR EVANS: The preferred anchor

1 uses: The Board identified entertainment type uses like a Dave
2 and Buster's that would bring food, family, games, a sports bar
3 type attraction to the area that would go along with the
4 waterfront restaurants which should be themed restaurants so
5 that they each have an individual focus.

6 The Board also during their workshops identified small
7 cafes, some local small retail, and small scale entertainment
8 which could be located adjacent to a moderately priced business
9 and visitor hotel.

10 We worked through a series of goals that we have
11 incorporated into the RFP that is before you this evening. The
12 developer in their response will be required to specifically
13 address these goals and their development plan that they propose
14 will also have to try and accommodate them. These include to
15 reduce poverty, ensure that the public waterfront that we've
16 invested in is protected and enhanced by the project, provide a
17 tangible return to the residents, and create a project that will
18 pay future dividends to future generations in the city.

19 Additional goals that the Board identified that they'll
20 have to respond to is to create a vibrant waterfront that is
21 welcoming to both residents and visitors; and to strengthen and
22 build upon the community asset that we have here at the marina.

23 We also wanted to give residents and local businesses in
24 the community an opportunity to participate meaningfully in the
25 redevelopment process. This is a great opportunity, economic

1 opportunity in our unique waterfront location; and we need it to
2 create an engine of revitalization so that we can attract new
3 jobs, investment and business opportunities in the city.

4 And, again, to recap, the redevelopment proposals will need
5 to provide waterfront restaurants, entertainment, public
6 programming, a hotel, and a districtwide parking garage and
7 strategy.

8 The request for proposal. The Phase II request is looking
9 for the services of a qualified master developer to plan, fund,
10 execute, and structure a private/public partnership for our
11 mixed use and our Event Center and marina anchored waterfront
12 destination.

13 The proposed schedule for the project as shown above, the
14 RFP would be issued if approved tonight and advertised on
15 February 2nd. And then proposals would be due approximately
16 three months later on May 11th. During this time the CRA will
17 assemble technical resources who will help complete a technical
18 review of the proposals and assist in the formal evaluation and
19 negotiation of the development agreement and the community
20 benefits plan for the project.

21 They will also -- the team will require approval by the CRA
22 Board, our national development consultant, who you'll hear from
23 shortly, who helped create the RFP. His contract is the next
24 item after the RFP on the agenda. And he's followed by a legal
25 economic development consultant. And we had planned to use Paul

1 Skyers in that role.

2 And then tonight we also have a local inclusion and
3 participation consultant in the form of Miller3. And they've
4 been studying our project and coming up with a variety of
5 assessments of how we can start a process that with issuing the
6 RFP tonight and that it will ultimately end up in us
7 constructing, opening new businesses; and we want to try and
8 create a process that incorporates as much community benefit as
9 possible. So they'll also present tonight on a program and a
10 proposed path forward that would help us achieve that; and also
11 take the Board through a process to identify what your key
12 priorities are, that we would then negotiate a development
13 agreement based on those.

14 The technical analysis of the proposals would happen after
15 they're submitted in May. That would happen in May and June.
16 And then the Board would have the final review and approval of
17 the rankings and then directive to begin negotiations with the
18 top ranked firm.

19 That process does not select the firm formally because it
20 gives us the continued leverage to be able to negotiate the best
21 deal possible. Because if we cannot accommodate the goals of
22 the Board and creat a good deal then we would then proceed to
23 the next ranked proposer. So the Board would approve a ranking
24 and then we would start with the highest ranked firm first to
25 try and bring the best deal possible.

1 At this time I'd like to introduce Mr. Dana Nottingham to
2 complete his overview of the RFP.

3 CHAIR MILLER-ANDERSON: Okay.

4 MR. NOTTINGHAM: Good afternoon.

5 CHAIR MILLER-ANDERSON: Good evening.

6 COMMISSIONER PARDO: Good afternoon.

7 MR. NOTTINGHAM: I always like to open presentations here
8 by restating how prime this opportunity is to create an Event
9 Center and marina anchored restaurant, entertainment and hotel
10 destination. And to accomplish that the RFP draft that you have
11 before you, it's not a cookie cutter approach. And in 2017 we
12 listened to the Board and we translated that into an RFP
13 approach and also translated that into a story about how we were
14 going to go forward and create new avenues to opportunity and
15 prosperity for all the citizens of Riviera Beach.

16 And there are four things that really make this RFP stand
17 out. First, you'll see that in terms of the land strategy, that
18 we are requesting the conceptual development plans for a base
19 case and for an alternate case. The base case is on land that
20 the CRA and the City own. And the alternate case includes the
21 same land plus land that is owned by Viking.

22 The second thing that's new is that we have translated your
23 aspiration and interest to include a potential hotel as part of
24 the overall mix of uses. So that's reflected in this.

25 Third, your priorities with respect to the community

1 benefits program are reflected in here.

2 And then fourth, again, just telling your story, sending
3 the signal out to the community that there's new leadership with
4 a new approach that's building upon all the lessons that have
5 been learned over the last years.

6 When we talk about opportunity, I call this an opportunity
7 matrix. But it's just a reminder of how incredible this
8 project's potential is when you look at what's on site in terms
9 of activities, what's in the immediate area in terms of
10 attractions, and then what's nearby in terms of attractions that
11 are there today or that are coming in the future.

12 Now in order to achieve our vision and deliver that vision
13 we need to secure not just a developer, we need to secure the
14 right developer that can respond to the goals and objectives of
15 this Board.

16 Our approach is a two-stage process. In the first stage is
17 the RFP evaluation and selection of the developer. To
18 facilitate that process Scott has structured a technical
19 resource team. And that technical resource team will work with
20 the selection committee. The target outcome at the end of stage
21 one is to have recommended top qualified proposers that will be
22 recommended to the Board, for the Board to review and to take
23 action. That would close out the first stage.

24 The second stage is the developer agreement stage. And the
25 intent is that the detail criteria related to the community

1 benefits agreement will be issued to the developer to be a part
2 of the detailed development plan that they present to the City
3 to guide the negotiations at that time.

4 So we'll have stage one and stage two. At the end of stage
5 one a key tool to set up the negotiations is on the screen, and
6 I call it a public/private responsibility matrix. And the
7 intent of this is to go through all of the top program elements
8 of the project; and that the developer after they have submitted
9 their proposal, they're going to outline for each one of those
10 things what's the role of the developer and what's the role of
11 the City and the CRA, so there's no confusion about translating
12 what's in the proposal, what's on the plans, into real
13 responsibilities.

14 Prior to starting the second stage, on the screen you have
15 the Board's priorities as it relates to community benefits. The
16 intent is for Miller³ to work in the community and with the
17 Board to really bring these priorities to life in terms of
18 program design, so that we can be really specific with the
19 developer in terms of what our expectations are in terms of
20 program planning, outcomes, and how to deliver it.

21 In terms of the land strategy, here is an overview of the
22 site. The red is the project area. The blue is the base case
23 alternative. And the maximum case or the alternate alternative
24 is the addition of the two yellow squares, which is land owned
25 by Viking. So, again, one of the development concept plans

1 would be on land that you own and control, and the other one
2 would have a broader scope.

3 In terms of the evaluation criteria, we really scrutinized
4 the specific criteria behind, behind these measurements.
5 Leadership will be measured as 5 percent, experience 15 percent,
6 approach and fulfillment of CRA goals 15 percent, local
7 participation and measurable success 20 percent, development
8 plans submissions 30 percent, and financial capability and
9 feasibility 15 percent.

10 Thank you.

11 CHAIR MILLER-ANDERSON: Thank you.

12 Mr. Evans.

13 INTERIM EXECUTIVE DIRECTOR EVANS: I think that that --
14 that concludes the presentation on the marina. I would propose
15 that we move to the formal RFP approval, which is the next
16 agenda item, and then entertain any Board discussion, comments,
17 before you consider approving it.

18 CHAIR MILLER-ANDERSON: Okay.

19 COMMISSIONER HUBBARD: Question, Madam Chair.

20 CHAIR MILLER-ANDERSON: Go ahead.

21 COMMISSIONER HUBBARD: You said move to the formal Board
22 approval of the -- the formal Board approval of the RFP --

23 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, that's the next
24 agenda item.

25 COMMISSIONER HUBBARD: -- before we --

1 CHAIR MILLER-ANDERSON: Number 3 was just a presentation.

2 COMMISSIONER HUBBARD: Right.

3 CHAIR MILLER-ANDERSON: And number 4 is the resolution.

4 COMMISSIONER HUBBARD: Before the Board discussion?

5 INTERIM EXECUTIVE DIRECTOR EVANS: No, I'm just saying the
6 Board discussion should happen --

7 CHAIR MILLER-ANDERSON: On number 4.

8 INTERIM EXECUTIVE DIRECTOR EVANS: -- on the actual item.

9 CHAIR MILLER-ANDERSON: Item number 4.

10 I mean if you have -- do you have questions regarding the
11 presentation?

12 COMMISSIONER HUBBARD: No. Before the, before the --

13 CHAIR MILLER-ANDERSON: We just did the presentation. And
14 then we're going to --

15 COMMISSIONER HUBBARD: To do the resolution. And I realize
16 he's saying just wait until after that. But I guess either one,
17 as long as we all accomplish both. If you want to read the
18 resolution first and then we can go to the discussion. But even
19 before we vote on that don't we want to hear about the local
20 participation first?

21 VICE CHAIR DAVIS JOHNSON: Well, I'm not --

22 CHAIR MILLER-ANDERSON: Go ahead.

23 VICE CHAIR DAVIS JOHNSON: We've entered into a contract
24 with Miller3 to do this particular work?

25 INTERIM EXECUTIVE DIRECTOR EVANS: We entered into contract

1 with Miller3 to study the project and bring to you how we might
2 proceed to do a comprehensive.

3 VICE CHAIR DAVIS JOHNSON: And when did we do that?

4 INTERIM EXECUTIVE DIRECTOR EVANS: That was in -- I want to
5 say September, October, of this year.

6 VICE CHAIR DAVIS JOHNSON: We were notified of that? I
7 don't recall seeing that.

8 INTERIM EXECUTIVE DIRECTOR EVANS: It was an administrative
9 contract that we hired them just under the executive director's
10 authority to study how we could incorporate extensive local
11 participation in the final outcomes of the project.

12 VICE CHAIR DAVIS JOHNSON: Okay.

13 INTERIM EXECUTIVE DIRECTOR EVANS: And so they've looked
14 at -- well, they'll do a presentation following that. But they
15 will look at the City of Riviera Beach and try to identify how
16 we can connect the opportunities that will come about from this
17 project with our residents.

18 COMMISSIONER HUBBARD: Madam Chair, what I was saying was I
19 would like to hear from them before we take our vote on the, on
20 the -- on number 4.

21 CHAIR MILLER-ANDERSON: We're going to do a regular
22 discussion. We'll have them read the resolution. And if
23 someone else is going to present; and then if not, then we can
24 start discussing.

25 Item number 4.

1 ADMINISTRATIVE ASSISTANT SEGUIN: A resolution of the Board
2 of Commissioners of the Riviera Beach Community Redevelopment
3 Agency approving the form of and authorizing the publication of
4 a request for proposal, RFP, for the development of Marina
5 Village Phase II, development opportunity; providing an
6 effective date.

7 COMMISSIONER DAVIS: So moved.

8 COMMISSIONER PARDO: Second.

9 CHAIR MILLER-ANDERSON: Mr. Evans.

10 INTERIM EXECUTIVE DIRECTOR EVANS: The CRA is seeking a
11 development partner to successfully execute the design,
12 financing, construction, leasing, marketing, and operations of
13 mixed use restaurant, entertainment, recreation and hotel
14 destination which would be located on our prime urban waterfront
15 location in accordance with the previous presentation. And so
16 we're asking tonight for the Board to approve the RFP, which we
17 would then issue on February 2nd, and responses would be due on
18 May 11th.

19 Thank you.

20 CHAIR MILLER-ANDERSON: Okay. Do we have any public
21 comment cards?

22 ADMINISTRATIVE ASSISTANT SEGUIN: We do not.

23 CHAIR MILLER-ANDERSON: Okay. Ms. Hubbard.

24 COMMISSIONER HUBBARD: Madam Chair, if the Board would
25 indulge me I would like to hear the presentation for local

1 inclusion and participation prior to us voting on the RFP.
2 Because I know that in our various workshops we've talked about
3 how important that is. And we want to see, we want to see
4 the -- how can we legally defend the policies and procedures
5 that have to be put in place so that we can have local
6 participation, business opportunities, so that we can see how
7 our community benefits and benefits agreement are really going
8 to flush out this time. Because every time we do something we
9 always have developers come back to us and say well you all
10 didn't say that, you all can't do this, how you all can do that.
11 But I'd like to hear this presentation if the rest of my
12 colleagues, if you all don't mind.

13 COMMISSIONER DAVIS: Madam Chair.

14 CHAIR MILLER-ANDERSON: Go ahead.

15 COMMISSIONER DAVIS: Mr. Evans, in listening to my
16 colleague, Commissioner Hubbard, state her concerns about
17 getting as much input on this item as possible -- once under
18 contract, if that's the case tonight for the company, Miller3,
19 they will be, if I'm correct, will be working with you and
20 Mr. Dana Nottingham as we go through the whole process, to make
21 sure those things take place that she's discussing; is that
22 correct?

23 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. Well, they're
24 under a mission of contract to prepare the presentation and come
25 to present today. If the Board then elected to continue -- and

1 I would propose that then we would then bring a contract back to
2 do some or all of what they're going to present tonight, that
3 they could do. And that would really take the Board through a
4 process to prioritize and rank the community benefits that you
5 would like us to negotiate in the final development deal.

6 VICE CHAIR DAVIS JOHNSON: Madam Chair.

7 CHAIR MILLER-ANDERSON: Go ahead.

8 VICE CHAIR DAVIS JOHNSON: What's in this proposal that's
9 not in the RFP? Has any of what's in this proposal been
10 included in the RFP?

11 INTERIM EXECUTIVE DIRECTOR EVANS: The -- Miller³ is going
12 to talk about they can do some research to identify what's in
13 Riviera Beach. The -- their proposal, the things they are going
14 to do, would be incorporated later before we enter into
15 negotiations, which is like approximately August of this year.
16 So there's no direct linkage. Although their work -- obviously
17 the point of the project is to achieve good community benefits.
18 But their presentation is not directly related to the RFP. It's
19 a followup to that process.

20 VICE CHAIR DAVIS JOHNSON: Follow-up question, Madam Chair.

21 CHAIR MILLER-ANDERSON: Mmhmm.

22 VICE CHAIR DAVIS JOHNSON: So if they are presenting
23 inclusionary information, wouldn't -- if we are going to
24 consider that information wouldn't that be made a part of the
25 document before it is released on February 2nd? I cannot see

1 releasing it and not -- if we are planning to include some local
2 language, I cannot see us releasing it on February 7th and then
3 coming back and saying later, several months down the road, we
4 want to add it.

5 I think that it would be prudent for us to hear the
6 proposal, understand the direction that this consultant is
7 suggesting that we travel, and then if the Board deems it
8 necessary to add some of those pieces to the RFP we should do so
9 before it is released.

10 INTERIM EXECUTIVE DIRECTOR EVANS: I would just comment on
11 that. This RFP has the strongest community benefits, goals,
12 targets, of all of the RFPs that I -- and I've looked at
13 several, well over ten, in Florida. So the RFP as proposed
14 tonight has a very strong request and statement that makes our
15 commitment to getting quality community benefits. So I'm not
16 sure that we would update the RFP because we've already tried to
17 incorporate a very strong amount of goals.

18 But what we could do, if the Board decided that they wanted
19 to rank and prioritize what they want ultimately, that would
20 mean delaying the -- that's a different way we could do, and
21 that would delay the RFP approval by about approximately three
22 to four months.

23 CHAIR MILLER-ANDERSON: So let me ask you all: Are you all
24 just wanting to do item number 6 before number 4, is that what
25 you want to do?

1 COMMISSIONER HUBBARD: Yes. But, Madam Chair, if you
2 would --

3 VICE CHAIR DAVIS JOHNSON: I was not done.

4 COMMISSIONER HUBBARD: Okay. Go ahead, ma'am. I'm sorry.

5 VICE CHAIR DAVIS JOHNSON: So with that being said, if we
6 have the strongest language on inclusion in there what would be
7 the purpose of this? Help me understand. If that is what
8 you're saying to me, what would be the purpose of us listening
9 to this presentation?

10 INTERIM EXECUTIVE DIRECTOR EVANS: So we are saying to the
11 developer, community benefits are very important. And we
12 included a list of all of the things, local equity partner
13 opportunities, business contracting opportunities, permanent job
14 opportunities for local residents, job fairs. We are saying
15 that we want skilled work force opportunities, subcontracting,
16 bonding assistance, job opportunities both in the new businesses
17 that open up and in the construction, and opportunities for
18 professional services throughout the process. So those are the
19 main objectives that we said to the development community that
20 we're looking for.

21 And then the development community then takes those goals
22 and they create a response to incorporate and respond to them.
23 And then they also create a matrix to say how they will
24 incorporate those into the various elements of the project.

25 Once the Board then ranks all of the various different

1 proposals, and reviews all of the community benefit program
2 response, once we have a highest ranked proposer, we would then
3 begin negotiation of the specific community benefits agreement.

4 And in between the time of now when we issue the RFP and
5 when we begin those negotiations, we would propose that Miller³
6 go through a process with the Board to go through that list of
7 the key items that we would like to have; and specifically
8 define which ones are the highest priority for the Board; and
9 then explore how you see those being implemented, what kind of
10 work force training program is there, and what type of skilled
11 work force do we have that needs that type of training program,
12 and what skilled work force do we have in Riviera Beach that is
13 already ready. So they would go through that process and take
14 the Board ideally through that to really define those things; so
15 that when we then come to the table to develop the negotiations
16 and create the final development agreement, we'd be able to
17 incorporate those defined Board details into that final
18 agreement that we bring you.

19 VICE CHAIR DAVIS JOHNSON: So you want to -- I just want to
20 make sure that I'm clear, you're saying that this would then go
21 to the contract phase where once the, once the, once we've gone
22 through the RFP process and the selection, when we get to
23 contract it is your intention to include those at that time?

24 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. And that's
25 towards -- we don't want to enter into negotiations, create a

1 community benefits agreement -- that process will take four to
2 six months after you've selected a top ranked firm -- and then
3 bring that to the Board and find that it doesn't meet your
4 expectations. Because we have to develop the very fine details
5 of the plan, which work force training program are we going to
6 do, is it going to have an affordable housing contribution
7 element. So by having these two processes -- so we issue the
8 RFP with the strong language and the list of all of the targets
9 that we want. And then we utilize Miller3 to help the Board
10 define specifically what they want us to incorporate into the
11 final development agreement.

12 VICE CHAIR DAVIS JOHNSON: And so the selected contractor
13 will not know about what those items are until such time as we
14 reach contract?

15 INTERIM EXECUTIVE DIRECTOR EVANS: Right. They would not
16 know the --

17 COMMISSIONER PARDO: That's not fair.

18 INTERIM EXECUTIVE DIRECTOR EVANS: They would be responding
19 to the extensive list of what we expect them to provide. So
20 they would be providing how they propose to provide that. And
21 we've made a strong statement saying what -- what items we
22 expect. Which is typical of what all cities have done. And
23 then -- but it would just help us get to a more successful
24 development agreement because we would take the step to define
25 exactly what we want the community benefits agreement. So we're

1 not going to negotiate on only what the particular proposer
2 wants. We will then be able to sit down with them and say
3 define -- because it's a partnership -- and define exactly what
4 priorities you want, and then modify their proposal to meet it.

5 VICE CHAIR DAVIS JOHNSON: The only concern that I have
6 with that scenario is it's almost as if you tell them these are
7 our, our issues that we've identified that we want you to
8 address, without mentioning that on the back end; or the
9 successful candidate will have a discussion about other proposed
10 things. So unless we're going to put that language in there I
11 would just rather not have a developer be blind-sided, but going
12 in with the understanding that we are going to have a collective
13 of issues that we've identified that are important to this
14 Board.

15 INTERIM EXECUTIVE DIRECTOR EVANS: And if you turn to page
16 30, which is the notice to developers, this lays out the entire
17 process.

18 VICE CHAIR DAVIS JOHNSON: There are no page numbers,
19 Mr. Evans.

20 INTERIM EXECUTIVE DIRECTOR EVANS: I'm sorry. I apologize.
21 They're at the bottom and they're very small. But it's the
22 last -- yeah, second to the last page.

23 So this is the notice to developers of how we see the
24 entire process unfolding. And it starts with their response to
25 the RFP. Then the highest ranked firm would then proceed to

1 development agreement negotiations, which is that Phase II. And
2 then -- so we've listed all of the items that we propose to
3 negotiate with the developer at that time. And at that time
4 that's when we would really do the details of the community
5 benefits agreement, the specific goals, what programs we're
6 going to implement, the policies.

7 Their response to the RFP will be how they would propose --
8 what kinds of programs that they would propose to implement.
9 But it wouldn't be the specific details. They wouldn't go to
10 the point of actually writing the program and explaining how it
11 would work. That would be done in Phase II, during development
12 negotiation.

13 VICE CHAIR DAVIS JOHNSON: So you think that that's clear
14 enough?

15 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, I believe so.

16 VICE CHAIR DAVIS JOHNSON: Thank you, sir.

17 COMMISSIONER HUBBARD: Madam Chair.

18 CHAIR MILLER-ANDERSON: Go ahead.

19 COMMISSIONER HUBBARD: The -- some of the things that you
20 stated, Mr. Evans, I understand totally. But when you said that
21 it was -- what they were doing is totally -- is two separate
22 things from this, I was, I was comfortable at first under the
23 assumption -- and it might just be an assumption on my part --
24 that the recommendations to our RFP that would go out would or
25 already did include some of the things that Miller3 would

1 suggest that would make -- recommend, that would make it legally
2 defensible for us to demand certain things as a partner and also
3 in a community benefit agreement. Because I see us -- I see
4 that it's mandatory that we -- we play two important roles:
5 That we go in as a partner and that we also have a -- take
6 advantage of the fact that we can attach a community benefit
7 agreement to it.

8 So am I -- is it -- is it just -- are you saying the same
9 thing, that some of the recommendations have already been
10 implemented in here or taken into consideration that, that they,
11 you know, discussed with you or...

12 INTERIM EXECUTIVE DIRECTOR EVANS: Well, they would take
13 the Board through a process to define specifically -- identify
14 and create the kinds of programs that you want.

15 COMMISSIONER HUBBARD: Before this goes out?

16 INTERIM EXECUTIVE DIRECTOR EVANS: They would do that while
17 that is on the street --

18 COMMISSIONER HUBBARD: While this --

19 INTERIM EXECUTIVE DIRECTOR EVANS: -- before we went to
20 negotiation.

21 COMMISSIONER HUBBARD: Okay. So I'm going to pause right
22 here and go ahead if you're going to allow them to skip and make
23 their presentation before we vote on going out. Because maybe
24 that will kind of clear it up for us.

25 CHAIR MILLER-ANDERSON: Is that what you all want? To hear

1 from Miller3 first?

2 COMMISSIONER DAVIS: That's fine.

3 COMMISSIONER PARDO: Madam Chair.

4 CHAIR MILLER-ANDERSON: Go ahead.

5 COMMISSIONER PARDO: Yeah, so I would like to because --
6 you know, I have a problem with this. I don't want this to go
7 out, and like Commissioner Davis Johnson said, to have the
8 developer then blind-sided and, you know, come back and say well
9 I didn't know that you wanted all of this -- you know, all of
10 these community benefits. So they wasted their time and money
11 and they wasted our time. I would like to have everything up
12 front.

13 And then I do have a question about the evaluation and
14 selection process here. So it's hitting -- so it looks like the
15 packages will be available on February 2nd and, you know, over a
16 month and a half later you'll have the pre-submittal conference
17 where the respondents or the potential respondents will go and,
18 you know, tour the site. Should we not do that earlier so they
19 can -- you know, let them pick the package up and maybe, if
20 they're doing it February 2nd, maybe toward the end of February
21 have the conference so they can see everything.

22 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

23 COMMISSIONER PARDO: You know, I don't know, the time frame
24 doesn't make sense to me.

25 INTERIM EXECUTIVE DIRECTOR EVANS: The way it's -- the

1 reason that that is -- it's because it's mandatory. So if
2 you're not at that meeting you cannot submit. So we wanted to
3 give them enough time to evaluate, understand that it's out
4 there, and then --

5 COMMISSIONER PARDO: So it is like six weeks, six or seven
6 weeks?

7 INTERIM EXECUTIVE DIRECTOR EVANS: We could do a
8 non-mandatory one much earlier. We could do a couple. I just
9 didn't want someone to find out -- you know, to do it like three
10 weeks in and then someone can't respond because they didn't know
11 about it or they hadn't made a decision if they were going to
12 be -- apply.

13 COMMISSIONER PARDO: Right. So then maybe keep it, you
14 know, if you're set on that April 16th, but maybe do something
15 the end of February or early March so the people that are
16 seriously thinking about considering, they'll be able to know
17 exactly what's going on and they can start preparing their
18 documents.

19 INTERIM EXECUTIVE DIRECTOR EVANS: Okay. We can do that.

20 COMMISSIONER PARDO: You know what I mean?

21 I just think it makes sense.

22 CHAIR MILLER-ANDERSON: So we'll go ahead and move item 6
23 immediately after 3, and we'll come back to 4.

24 Item number 6.

25 ADMINISTRATIVE ASSISTANT SEGUIN: Presentation: Local

1 inclusion and participation.

2 CHAIR MILLER-ANDERSON: Okay. They said they wanted to
3 hear from Miller³ first. Local inclusion and participation.

4 MS. WILLIAMS: So good evening, and thank you for the
5 opportunity --

6 CHAIR MILLER-ANDERSON: Good evening.

7 MS. WILLIAMS: -- to present. And I will try to address
8 some of your questions as I move through the presentation.
9 There will be certain elements of it that I will have to defer
10 to Scott and to Dana.

11 So let's get started. So what we want to do today is talk
12 about, give you a general construct of what can be done, and the
13 scope of what can be done. And then over time we would
14 anticipate tailoring this to the opportunity that is on the
15 table.

16 So let's talk about planning inclusively. The foundation
17 of inclusive planning is good data and measurable criteria that
18 promotes diversity, inclusion, and transformative change. And
19 so we're going to talk about those things very quickly.

20 So what is inclusion? In today's marketplace we have a lot
21 of conversation about equity. For me equity focuses on benefits
22 and opportunities. But just as important is contributions and
23 responsibilities. And we should anticipate and expect all
24 stakeholders in a community to contribute to their community and
25 be responsible for their community.

1 The cost of exclusion if you don't use all four elements is
2 very high. So I like to use this example. What if in a
3 community men were not expected to contribute to their
4 community? Not simply that they weren't contributing but that
5 they weren't expected to contribute. And what if they're not
6 held responsible for contributing to their community? I think
7 you can see immediately that that would have some very damaging
8 impacts on the community itself. So it's very important to have
9 a very wholistic view of inclusion and not simply talk about
10 benefits and opportunities, what do you get; but also
11 contributions and responsibilities, what do you give.

12 Inclusion is the starting point. And so we want to bring
13 these diverse groups, these diverse objectives, and we want to
14 fully integrate them into the community in order to get to
15 whatever the desired outcome is for that effort community
16 project. So we start with who is this community? What are the
17 diversity mixtures in this community? The success of a project
18 really depends on how well it is embraced by the full community.
19 And your ability to get buy in from that community is determined
20 by whether all stakeholders in that community have a voice, have
21 representation. So we're not just looking at the policy makers,
22 we're also looking at the business community, we're looking at
23 the religious community, we're looking at the citizens, and
24 making sure that they are all included in this process in order
25 to make the project work and making sure that we are effectively

1 planning for the needs of all stakeholders, not just one
2 stakeholder, all stakeholders.

3 And so when we're looking at issues of affordable housing
4 or jobs, we need to take a wholistic approach. Because if we
5 simply look at it as those disadvantaged folks then they become
6 more of an appendage to the process as opposed to a part of an
7 integrated whole process participating in the community.

8 So when you look at a planning initiative from an inclusive
9 standpoint you're not just looking at the physical development.
10 You're also looking at economic and community development
11 opportunities on that project. And inclusion really is good
12 business.

13 And you're going to hear me talk about return on investment
14 a lot during this presentation. Because that's what's
15 important. What return on investment is the community, are the
16 taxpayers getting for their investment into this project?

17 It also creates buy in and support among all stakeholders.
18 So you want everyone to feel comfortable coming to the marina.
19 But you also want everyone to feel as if they have a stake in
20 the marina. Not just those who you may see immediately as being
21 excluded.

22 But you have a very strong and vibrant -- I'm amazed by
23 it -- business community. And you have a lot of people who are
24 working here who don't live here. You want them to leave some
25 of their money in Riviera Beach. And so you need to kind of

1 think about that as you're thinking about the stakeholders and
2 getting everyone to buy into this process. You want to create a
3 sense of space and place for all your stakeholders.

4 One of the things that was really interesting about Riviera
5 is when I look up the districts they're all kind of unique, they
6 all bring a different flavor to the community; and therefore
7 there's not really a need to compete amongst the districts;
8 there's a need for a coming together and each district bringing
9 their strengths to the process, their contribution to the
10 process.

11 And, again, we want to focus not simply on benefits and
12 opportunities but also contributions and responsibilities. And
13 in doing so we decrease the societal and financial cost of
14 exclusion. Because there is a cost. There is a very high cost.

15 So the first thing to do to get to inclusive planning is to
16 really believe in it. I actually went to Key Biscayne once in
17 Miami, and I went to the state park, and it was pretty neat
18 because you drive through a very high end luxury neighborhood
19 and then you get to the state park and you're kind of surprised
20 that it's there. Me as an outsider. And in that state park
21 were people of all socioeconomic levels. And everybody was --
22 had a place, a sense of space and a sense of place on the small
23 island. And there seemed to be a respect for the fact that
24 there is a high end luxury community but there's also a space
25 and a place for working class families to come and enjoy the

1 oceanfront.

2 A project that we were engaged in in Atlanta was the
3 transformation of East Lake Meadows. East Lake Meadows was
4 formerly known as Little Vietnam. There were young women who
5 were attacked standing at the bus stop to go to school. That's
6 how bad it was before the redevelopment. A major development in
7 conjunction with the city wanted to transform the East Lake golf
8 course, which was always in the community surrounded by ivy.
9 The fences were all -- because you couldn't see in. They not
10 only -- as a group we not only worked to revitalize the golf
11 course but we worked to revitalize East Lake Meadows into the
12 Villages of East Lake. They now have a top-rated charter school
13 there, Drew Charter School; along with the great YMCA, which is
14 where I go and work out on occasion. And so it's, it's been a
15 great boon to the community and it created a very great sense of
16 place for people of different socioeconomic levels.

17 So let's go on to part two, understanding the opportunity.
18 There are four different areas of opportunity on this Marina
19 Village project. There's city revenue generation opportunities.
20 And I will primarily defer to Scott and Dana on that. There are
21 business opportunities, work force opportunities, and other
22 community benefit opportunities.

23 And let's walk through those. On city revenue generation
24 opportunities I know that you've all talked a lot about being an
25 equity partner. Public/private partnership. What it helps me

1 to do is to focus on the nature of the transaction. Because if
2 you focus on the nature of the transaction you then know what
3 you can expect, what you can negotiate for.

4 And so in this transaction with the developer you have
5 three options, and three options only. You can sell the land,
6 you can lease the land, or you can develop the land yourself.

7 What Scott and Dana and the CRA have engaged the Board in
8 is being a lessor. So when you're looking as a Board at what
9 you can expect for your return on an investment, it is as a
10 lessor.

11 In terms of business opportunities, the starting point is
12 the opportunity. Once you understand the opportunity, then you
13 can work on availability capacity and to develop strategic
14 inclusion.

15 There are seven stages of development. Most folks look at
16 opportunities in the design and construction phase. But there
17 are seven phases to a major development. And I won't read --
18 you have the handouts. But as I go through each phase you'll
19 see that there are major opportunities for local participation
20 in each stage. And start to think about who in this community
21 can participate in those stages.

22 So the first stage, pre-construction planning and
23 financing. This is where you're developing the design and
24 concept. And we've listed there the potential opportunities for
25 local participation. So those are many of the categories of

1 opportunities that will be needed at that phase.

2 As we move on to construction, design and construction, in
3 the design phase these are the areas that will be needed.
4 You'll see specialty trades. That's where most of your
5 subcontracting opportunities will be.

6 In post construction you have equipping, operating and
7 maintaining. So you have to equip the buildings, the hotels,
8 the restaurants. You have to operate them. And then you also
9 have to maintain them.

10 Similarly with work force opportunities there are three
11 categories of opportunities: Professional, semi-skilled, and
12 unskilled. Here again you have the list of potential
13 opportunities for your local work force. So as you look at and
14 study these opportunities, start to think about do we know who
15 in our community can take advantage of the opportunities that
16 are going to be available.

17 So when we talk about the scope of the community benefits
18 plan, often we think about the economic benefits. But there are
19 other benefits that can be negotiated with a developer. You can
20 have public art and entertainment projects. You can have
21 recreational areas, affordable housing. Also social benefits:
22 Education support, mentoring programs, youth programs. It all
23 depends on your ability to negotiate with the developer.

24 So what are the strategies and recommended next steps?
25 There are several action items: Determine what satisfaction

1 looks like, availability and capacity analysis, determine other
2 business and work force opportunities, develop strategies for
3 inclusion, develop your community benefits team, and develop
4 need for other inclusive public policies.

5 And let me go through those very quickly. It's very
6 important that when -- by the time you have determined who it is
7 that you want to negotiate with -- and this kind of gets to the
8 question of timing that you were talking about before -- it's
9 important that the Board has a good idea of what satisfaction
10 looks like for you. Not what your wish list is, but what
11 satisfaction looks like. What are you -- what are your
12 absolutes that you will not give on? What are you willing to
13 compromise on? All of that is very important to know and to
14 have thought about before you go to the negotiation table.

15 What you don't want to do, as you were talking about, you
16 don't want the developer to be surprised. In a sense you don't
17 want to be surprised either. You know, you don't want to get a
18 proposal and say well we hadn't thought about this and I don't
19 know if I like this. And so part of the process should be
20 educating yourselves, the Board and the community, on what is it
21 that we really want in terms of return on investment. And we
22 would define return on investment as financial, economic, and
23 community. So that when we sit down at the table to negotiate,
24 the negotiation is not undermined by us being taken off guard.
25 So that's very important.

1 I'll leave it to Scott and Dana to talk about the -- what
2 they really expect in Phase I of the RFP response, in Phase II
3 of the RFP response. But I know that one of the things that
4 they're trying to take into consideration is that they want to
5 make sure that they're not asking the developer to go full bore
6 on developing a full proposal if the Board is not completely
7 sure of really what it wants to do. And so they're trying to
8 divide the RFP process into two components so that we can get
9 some kind of conceptual agreement that the Board can respond to
10 before asking the developer to put full financial resources into
11 developing a full blown proposal.

12 We believe that, as I said earlier, we believe that the
13 foundation of inclusive planning is sound data. So we need to
14 know who are the companies and who are the potential employees
15 who have the skills and ability and capacity to do the work. We
16 also need to know if they're not here. Because then that allows
17 us to begin to put together strategies on what we need to do
18 about it.

19 We also -- I also believe that it would be very good for
20 the Board to know what other businesses -- business and work
21 force opportunities are available. So that you don't put all of
22 your hopes and desires into the marina and you put all of that
23 on the developer.

24 As I said, you have a very, very robust business community.
25 There is the opportunity for both business and employment

1 opportunities with those other businesses. The question is how
2 much do you know about them and how much can you create a full
3 comprehensive strategy for inclusion in a manner that grows
4 Riviera Beach economically.

5 So in terms of developing strategies for businesses and
6 work force inclusion, once you have that data then you're in a
7 position to determine really what your goals and preferences
8 should be. Can they be local Riviera based goals or must they
9 be spread out to Palm Beach County because of who's here and
10 who's not here. What kind of other strategies do we need to
11 partake in. If they're not here do we need to do joint
12 venturing. Do we need business attraction strategies. Do we --
13 for those who are here do we need to do capacity building?
14 There is a lot that needs to be determined about how to move
15 forward. But first we need some detailed information on who's
16 here and what their capacity is to do the work and to take
17 advantage of the opportunities that will be part of this
18 development effort.

19 You also need to develop a community benefits team, which I
20 would recommend would include those diverse stakeholders so that
21 everyone, including your citizens, your policy makers, your
22 business community, is part of the team that's helping to
23 determine what the priorities should be and how you want to try
24 to negotiate community benefits for the community.

25 Lastly you want to determine if there is a need for other

1 inclusive public policies. If you want the marina to be a
2 revitalization effort as opposed to a gentrification effort you
3 have to start planning for that early. Not after the marina is
4 built. Because a plan will already be set in motion. And it
5 may be too late after the marina is developed to turn around
6 whatever the energy is surrounding the marina.

7 And so that's our presentation.

8 VICE CHAIR DAVIS JOHNSON: Thank you.

9 Are there any questions from the Board?

10 COMMISSIONER HUBBARD: Yes, Madam Chair.

11 VICE CHAIR DAVIS JOHNSON: Councilwoman -- Commissioner
12 Hubbard.

13 COMMISSIONER HUBBARD: So as a team -- and you -- this
14 proposal has been divided into two phases. So the intent is for
15 the hard work I guess to take place in Phase II at the table
16 for -- at the table of negotiations --

17 VICE CHAIR DAVIS JOHNSON: One moment, Ms. Hubbard.

18 COMMISSIONER HUBBARD: Yes, ma'am.

19 VICE CHAIR DAVIS JOHNSON: Would you please state your name
20 and organization for the record, please?

21 MS. WILLIAMS: I'm sorry. Sherry Williams with Miller3
22 Consulting, Inc.

23 VICE CHAIR DAVIS JOHNSON: Thank you, ma'am.

24 Continue.

25 COMMISSIONER HUBBARD: Mrs. Williams, the -- what I was

1 saying was based on the way that you presented it, this is --
2 the intention is to have the two parts to it. And so the --
3 what we have and what we're asking them for is kind of a base
4 outline response. And the second piece where the
5 recommendations or the changes that we come up with after we
6 have gone through this exercise -- we'll still have a place and
7 a time to be -- will be able to be negotiated without causing
8 heartburn or hardship on the developer? Because as we said we
9 didn't want to be caught off guard and we didn't want them to be
10 caught off guard.

11 MS. WILLIAMS: Right. As long as it's clear. And so I'm
12 going to defer to Scott on the intent of the two phases so that
13 you can then discuss whether, you know, it's clear to you.

14 INTERIM EXECUTIVE DIRECTOR EVANS: And I'll add to that,
15 part of what we look at is how much it costs to respond to the
16 development proposal. These projects are very expensive. So
17 the more we combine Phase I and II the more expensive it is to
18 complete the minimum proposal to become the developer of the
19 marina.

20 And just to give you an example, the cost to go from --
21 perhaps say it costs \$25,000 to respond to this current RFP --
22 it could easily go up to \$75,000 as you try to incorporate more
23 of what the final end product is into your requirements to
24 submit.

25 So the model that we've achieved is we spent a lot of time

1 to write narrative to explain where we're going; and put in a
2 multi-phase process so the developer understands where we're
3 trying to get to. And then we limited the submittal
4 requirements so that they understand where we're going, but that
5 in order to respond to this opportunity it's not prohibitively
6 expensive. Or it's just -- it's not as expensive as it might be
7 if we did a more comprehensive requirement for base submittal.

8 COMMISSIONER HUBBARD: Okay. So, one, it gives us an
9 opportunity -- this method will give us an opportunity to see if
10 they get it, to see if they're on the same page as we are?

11 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

12 COMMISSIONER HUBBARD: Without costing them an arm and a
13 leg if they are, you know, if they aren't chosen?

14 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, that's this
15 approach.

16 COMMISSIONER HUBBARD: Okay.

17 COMMISSIONER DAVIS: Madam Chair.

18 CHAIR MILLER-ANDERSON: Go ahead.

19 COMMISSIONER DAVIS: Mr. Evans, is this an item that we're
20 looking -- well -- is this service that Miller3 is providing
21 something we're looking at to do for all CRA projects?

22 INTERIM EXECUTIVE DIRECTOR EVANS: I think that it -- yes,
23 certainly all of the research that they do will help us
24 incorporate these into all of our projects, yes.

25 CHAIR MILLER-ANDERSON: Anyone else?

1 COMMISSIONER DAVIS: Madam Chair.

2 CHAIR MILLER-ANDERSON: Yes.

3 COMMISSIONER DAVIS: I want to -- so it was stated that
4 going this route will reduce the RFP, I guess those proposals
5 submitted, how much money they will have to invest; is that what
6 you're stating?

7 INTERIM EXECUTIVE DIRECTOR EVANS: It reduces the up-front
8 cost of someone trying to propose -- respond to the RFP. And
9 there will be extensive costs no matter what. But then it's
10 easier for -- once you're selected as the top ranked proposer to
11 then spend more resources to further develop and define all of
12 the --

13 COMMISSIONER DAVIS: Okay. Because we're kind of letting
14 them know which direction we're going versus trying to figure it
15 out. That makes sense.

16 VICE CHAIR DAVIS JOHNSON: Madam Chair.

17 CHAIR MILLER-ANDERSON: Yes.

18 VICE CHAIR DAVIS JOHNSON: So, Ms. Williams, on page 3 you
19 talked about action items. And the very first thing is,
20 determine what CRA satisfaction looks like. And you suggested
21 that as a commission we get together and have a conversation, a
22 very strong conversation, about what that actually looks like.
23 And we've not had an opportunity to do that.

24 But this -- you've provided us some information that gives
25 us a great starting point so that we can have conversation and

1 get to what satisfaction looks like. So that as we deliberate
2 and determine what that piece of our RFP -- or at contract
3 negotiations, wherever we should insert it, we need to have that
4 conversation.

5 MS. MILLER: Yes.

6 VICE CHAIR DAVIS JOHNSON: And what does that time frame
7 for you typically look like when we go through a process such as
8 this?

9 MS. MILLER: Well, I think it needs to be done before the
10 original -- before the proposals are submitted to you. So I
11 think that would be in June. So between now and June you should
12 be working as a Board to develop some idea of what satisfaction
13 will look like. Because when those proposals come in those
14 discussions will also help you to evaluate what it is that Scott
15 and Dana and the team is bringing to you to consider.

16 It will give you a framework for consideration of the
17 recommended proposer. So if they don't have a strong community
18 benefits plan consistent with some of the things that you think
19 are really important; or conceptually if you say they don't get
20 it; or in terms of revenue generation opportunities for the CRA,
21 if that deal doesn't look good to you between February and June,
22 you would have had the opportunity to educate yourselves on,
23 well, what should we expect from -- in parking fees. You know?
24 Or what else should we expect beyond small business
25 participation and work force? What should we expect on who's

1 going to operate the entire marina and all these different
2 components?

3 Because you're going to have different scenarios. And if
4 you haven't educated yourselves enough to be able to fully
5 consider those then in a sense you're at the mercy of the
6 developer. So you want to negotiate from a position of
7 strength. And the more you have educated yourselves and
8 discussed these issues internally the better negotiating
9 position you're in.

10 VICE CHAIR DAVIS JOHNSON: So here's the dilemma that I
11 have. If that action needs to take place, because what -- the
12 scenario that you just gave me is to release the RFP with the
13 language that's on page 30, that talks about the inclusion and
14 all of that. But I think -- and just kind of fleshing this out.
15 I'm thinking that the conversation as to what satisfaction looks
16 like should be had prior to it being released, so that at least
17 some of what satisfaction looks like can come back and be
18 addressed in the responses. As opposed to saying, okay, now
19 that you've given us this, we don't necessarily like the
20 direction in which you're going and it does not marry with what
21 satisfaction for us looks like; we want you now to go back and
22 amend and reconsider.

23 MS. MILLER: I understand your point. And I'm going to
24 have to defer to Scott on that one.

25 INTERIM EXECUTIVE DIRECTOR EVANS: I understand. That's

1 a -- and if you want to take the time to do that first then you
2 could delay the -- I still would say that it's at during the
3 development negotiations is when the actual deal gets done. But
4 if you wanted to waive it a little bit to proceed a little bit
5 down this road before you issue the RFP, that that would be an
6 alternative way to go.

7 VICE CHAIR DAVIS JOHNSON: So this is just a draft? You've
8 not mass produced this document?

9 INTERIM EXECUTIVE DIRECTOR EVANS: No.

10 VICE CHAIR DAVIS JOHNSON: This is just for us?

11 INTERIM EXECUTIVE DIRECTOR EVANS: Yeah.

12 VICE CHAIR DAVIS JOHNSON: At this particular point?

13 INTERIM EXECUTIVE DIRECTOR EVANS: Absolutely.

14 VICE CHAIR DAVIS JOHNSON: I don't know. Let's hear from
15 my colleagues. What do you all think?

16 COMMISSIONER DAVIS: Madam Chair.

17 COMMISSIONER PARDO: Madam Chair.

18 CHAIR MILLER-ANDERSON: Davis, and then Pardo.

19 COMMISSIONER DAVIS: I have a question. So after watching
20 this presentation -- which I do have a great deal of respect,
21 and very thorough -- what basis are we going to evaluate the
22 developers on if that's the case?

23 INTERIM EXECUTIVE DIRECTOR EVANS: I would add that you --
24 you start -- when you start to look at all the elements of what
25 might come to the marina, and you really define what your

1 program is going to be, you start to have to make assumptions
2 about what the scale of development is going to come and what
3 types of elements. We know what we want.

4 But it -- so the more time we spend creating all of the
5 programs that we want to bring here, they might not match up to
6 what development proposals we get in the future, or what the
7 market is interested in bringing. Part of the RFP process is to
8 say to the development community, here's what we're looking for
9 and give us how you would implement those.

10 COMMISSIONER DAVIS: Correct.

11 INTERIM EXECUTIVE DIRECTOR EVANS: So it's definitely a --
12 you have to make a decision on how far you want to go along
13 before you might end up creating a program that never gets
14 implemented.

15 COMMISSIONER DAVIS: And here's my concern, where I want to
16 see all these things get accomplished, you know. If a
17 developer, you put this out -- I mean what we ought to have in
18 place I think is definitely headed in the right direction. It's
19 one of the best I've seen. Not that it's not much better. If a
20 developer responds and they're not even close to this, we don't
21 know -- we're going to be very clear about where they score at
22 when they come to us making a decision.

23 I can see definitely supporting this company -- working
24 with CRA projects. I just really don't want to not see
25 inclusion, local participation. I want to continue to promote

1 that. After reading what's been presented to us prior to this
2 meeting, this concept gives us a blueprint on how someone should
3 start. Once we make a selection there are still negotiations
4 that are going to take place based upon who this executive board
5 make a decision to. Because it's going to be all -- as we sit
6 down and have our conversations, when are we going to make a
7 decision on what we really want as a group? And how long is
8 that going to take?

9 My concern is when we send out an invitation to the public,
10 that the invitation should be just that, an invitation to come
11 to give us their best product, knowing that you coming to
12 Riviera Beach and you're going to leave something for the people
13 to participate in. If they don't come correct with that, they
14 made the decision for us.

15 But at the same time I do believe we can use this
16 company -- not just in the CRA, I believe we can use them in the
17 City as well.

18 But for what we're trying to do right now, how do we use
19 Miller3 but not hold this project up? That's my question. How
20 do we do that? And how do we not restrict -- because this RFP
21 has to be attractive.

22 I see Mr. Nottingham waving his hands.

23 COMMISSIONER PARDO: And I think that's probably a good
24 segue into what I was going to -- Madam Chair. I was going to
25 ask, can we hear from Dana, since Dana is part of this? And,

1 you know --

2 MR. NOTTINGHAM: Let me -- we --

3 CHAIR MILLER-ANDERSON: You have to come to the mic.

4 COMMISSIONER PARDO: You know, he's been doing this for
5 decades.

6 MR. NOTTINGHAM: We actually struggled with this a little
7 bit. Your --

8 CHAIR MILLER-ANDERSON: State your name for the record,
9 please.

10 MR. NOTTINGHAM: Dana Nottingham.

11 We focused on this a lot because to figure out how to --
12 not fast track, but how to move forward and not compromise
13 ourselves in any way --

14 COMMISSIONER DAVIS: Correct.

15 MR. NOTTINGHAM: -- and this is where we came out, that in
16 the stage one as it relates to the CBA agreement, that we would
17 ask the developer to respond to your ten CBA priorities so that,
18 number one, we were comfortable that they got the message and
19 that there was no surprise. Because that's the theme, no
20 surprises.

21 We asked them to provide a statement. And their statement
22 in response to your priorities would outline their approach in
23 terms of the opportunity, the challenge, priorities, and next
24 steps as they saw it. Okay? So that is like the first step in
25 opening up the conversation or the negotiation with the

1 developer.

2 So in the RFP in stage one there is information that we are
3 requesting from them related to the CBA.

4 Now, how does Miller fit into this? That while the RFP is
5 on the street, the things that are in their scope, a business
6 analysis, a work force analysis, the data, the qualitative side
7 of this, which is engaging you, engaging the community, doing
8 all that you have to do to get -- to take that framework that
9 she outlined and customize it for Riviera Beach. And so that
10 would occur in February, in March, and in April --

11 COMMISSIONER DAVIS: By this deadline, April 16th?

12 MR. NOTTINGHAM: Yeah. So that in May -- because,
13 remember, Sherry really can't define the opportunity yet because
14 the proposals haven't come in.

15 And so she's on our resource team, so in May when the
16 proposals come in she can start defining let's say the supply
17 side. You know, the demand side being availability. Supply
18 side being what the developer is going to do. And so at that
19 point in time we had envisioned that based on her work, based on
20 her program design, that we could specifically issue to the
21 developer what the criteria would be for the CBA program. And
22 that would be a part of their plan, proposal that they would
23 give to us that would guide the negotiation.

24 So there is a two, three-month window in there where she is
25 focusing on, you know, what I call the demand side, the data and

1 the availability.

2 And we are working with the developers to get the proposals
3 in so that she -- if she has to hustle up in May and June
4 because the opportunity plan that she's doing, which is the
5 basis for outlining your CBA program, that opportunity plan is
6 based on that scope that you just saw.

7 So for work force, all of those categories of workers, you
8 know, that has to be quantified and qualified some kind of way.
9 Business, business capacity, quantified, qualified some kind of
10 way. And so that's how that piece fits in.

11 So there are two things going on but they're interrelated
12 and they're going on at the same time.

13 Then after we have the developer, if in the negotiations
14 their proposals are not responsive enough, then we can't go
15 forward with them. Instead of going forward with developer
16 number one we go forward with developer number two, until we get
17 a developer or we negotiate a deal with them on developer number
18 one. So that's how it fits in.

19 COMMISSIONER DAVIS: I understand.

20 MS. MILLER: If I could add to that. One of the things
21 that when we're doing a program design we provide our clients
22 with options and not a list of things that you must do. And
23 part of the reason that we do that is because what we say to you
24 is this program has to be feasible, it has to be politically
25 feasible, it has to be financially feasible, and it has to be

1 feasible within the community. And so you have to look at those
2 options.

3 There may be some things that are politically feasible but
4 are simply not financially feasible. There are some things that
5 may be financially feasible but you as a Board may come back and
6 say we will not be able to get that through the community.

7 And so what we're providing you is the opportunity to have
8 some very serious hardcore discussions about what is feasible.
9 Not simply what to do but whether it is feasible for your
10 community. So that you are having those discussions before the
11 proposals come in, as opposed to after they come in. And you're
12 doing it based on sound data as opposed to simply what you
13 believe is desirable or the best thing. You're basing it in
14 research and data, and then you're -- and data is both
15 quantitative and qualitative, meaning you have collected data
16 from the community as well, and then you're determining what is
17 feasible.

18 VICE CHAIR DAVIS JOHNSON: So is this process a part of
19 industry standards and best practices? Because it's a unique,
20 it's a unique effort that we're undertaking.

21 MS. MILLER: Yes, it is. And, you know, and one of the
22 really wonderful -- I didn't give any anecdotes because I didn't
23 want to run long. But our CEO, Mr. Miller, is the former
24 purchasing agent and direct -- in Atlanta it was called -- at
25 the time it was called directive procurement in real estate.

1 And so he created some of the first, if not the first, MWB
2 programs in the country. He got 30 percent participation on the
3 construction of Hartsfield International Airport. And the USDOT
4 DBE program is modeled after what he created in Atlanta.

5 So I say that to say this: His approach, thus our
6 approach, to development projects, he functioned more as a
7 public sector developer than merely a procurement agent. If you
8 understand the distinction.

9 And so what we're proposing to you is in that construct of
10 public sector development and how do you maximize the return on
11 a public sector development.

12 CHAIR MILLER-ANDERSON: Okay. Any other questions?

13 Do we have any public comment cards on item 6?

14 ADMINISTRATIVE ASSISTANT SEGUIN: No, Madam Chair.

15 CHAIR MILLER-ANDERSON: So are we --

16 INTERIM EXECUTIVE DIRECTOR EVANS: I would --

17 CHAIR MILLER-ANDERSON: Go ahead.

18 INTERIM EXECUTIVE DIRECTOR EVANS: Independent of the RFP I
19 just wanted to follow up with that presentation to say that it
20 would be my recommendation to bring a contract that would allow
21 Miller3. And we would negotiate it to identify what -- proceed
22 with the research on the community that they're proposing, and
23 include them at the table on our technical resource team when we
24 proceed with the RFP, and to create a process in which they take
25 the Board through to identify the specific details of what the

1 community benefits should look like to this Board.

2 CHAIR MILLER-ANDERSON: Okay. Do you need a consensus?

3 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, I'd like a
4 consensus to bring that back.

5 CHAIR MILLER-ANDERSON: Do we want to make a motion or a
6 consensus to bring that back, the contract?

7 COMMISSIONER DAVIS: Just bring it back.

8 CHAIR MILLER-ANDERSON: Just bring it back.

9 VICE CHAIR DAVIS JOHNSON: Contract or the document?

10 INTERIM EXECUTIVE DIRECTOR EVANS: It would be a contract
11 for them to do all of that work. That's what I'm proposing.

12 VICE CHAIR DAVIS JOHNSON: I thought that they were under
13 contract with you to --

14 INTERIM EXECUTIVE DIRECTOR EVANS: They were just under
15 contract to prepare the presentation that you had tonight. They
16 did do some review of our RFP that you have before you. That's
17 the extent of the contract.

18 VICE CHAIR DAVIS JOHNSON: That's under the administrative
19 contract?

20 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. Any further work
21 would be --

22 VICE CHAIR DAVIS JOHNSON: So let's bring back the contract
23 to do the data analysis and all of that kind of stuff?

24 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

25 VICE CHAIR DAVIS JOHNSON: And do you have a scope of work?

1 INTERIM EXECUTIVE DIRECTOR EVANS: No, we would have to
2 develop that with them if the Board decided that -- gave us the
3 authority to go ahead and negotiate that.

4 COMMISSIONER DAVIS: Madam Chair.

5 CHAIR MILLER-ANDERSON: Go ahead.

6 COMMISSIONER DAVIS: Only thing I would like to add to that
7 is that I -- we probably ought to have it -- is to make sure
8 that this is something that we can then make other projects
9 within all of the CRA as we move forward. I think that would be
10 great. I mean potentially we can look at something like this on
11 the City's side, but I think let's start here on this project.

12 INTERIM EXECUTIVE DIRECTOR EVANS: And I would add that the
13 data analysis will be useful to the entire city.

14 COMMISSIONER DAVIS: Okay.

15 CHAIR MILLER-ANDERSON: So that's it for item number 6?

16 So item number 4. Do you want to read it again, item
17 number 4?

18 ADMINISTRATIVE ASSISTANT SEGUIN: A resolution of the Board
19 of Commissioners of the Riviera Beach Community Redevelopment
20 Agency approving the form of and authorizing the publication of
21 a request for proposal for the development of Marina Village
22 Phase II development opportunity; providing an effective date.

23 COMMISSIONER PARDO: So moved.

24 COMMISSIONER DAVIS: Second.

25 CHAIR MILLER-ANDERSON: Mr. Evans.

1 INTERIM EXECUTIVE DIRECTOR EVANS: I think at this point we
2 just resume Board discussion.

3 We believe that we're entering into a process that will
4 result in us getting a variety of concepts for you to consider
5 and a variety of proposals for the marina. And that once we
6 identify the best proposal we would then negotiate the fine
7 details. And at the same time we're proposing to do an
8 alternative -- attract -- also proceeding immediately with
9 Miller3 to take the Board through the process specifically on
10 the community benefits.

11 I also want to point out the RFP of course has a strong
12 community benefits section. But there's so much more -- that is
13 one element of a much more comprehensive plan which is, you
14 know, leasing restaurants, hotel, parking garage, and creating a
15 destination for our residents and visitors.

16 Thanks.

17 CHAIR MILLER-ANDERSON: Public comment cards?

18 ADMINISTRATIVE ASSISTANT SEGUIN: No.

19 CHAIR MILLER-ANDERSON: Anyone have any questions? We're
20 on item 4.

21 COMMISSIONER DAVIS: Madam Chair.

22 CHAIR MILLER-ANDERSON: Go ahead.

23 COMMISSIONER DAVIS: As we potentially move forward to move
24 this city and the CRA in the correct direction, I think it's
25 very great to see the staff has worked hard. And you can see

1 based upon the draft that's been presented to us that this city
2 has been -- staff has been doing some wonderful things.

3 And our people in this community, in our businesses, our
4 residents, and those that travel here are going to see this city
5 doing some great things.

6 I definitely would like to see that and make sure that our
7 executive director sends out a press release to make sure that
8 this story is being told. This has been something that has been
9 spoke about for the last two to three decades.

10 I'm excited to work with a company like Miller3 and
11 Mr. Nottingham and Mr. Skyers, all the work that you all have
12 done. You guys have been here for quite some time.

13 It just feels great to sit on the Board and to see
14 something get ready to be delivered to the people on a piece of
15 land that they own, they control. Now they can see the land
16 works for them, participate, and potentially make some income
17 that can change their lives for the next maybe one, two, maybe
18 three generations.

19 And this is why, at least myself, I'm so proud to be
20 elected, on decisions and meetings like this. We need to find a
21 way to tell this story in our wonderful city. This is the story
22 that needs to be told. This city is doing great. The people is
23 going to participate. And I think it's been long overdue. I'm
24 just happy to see this happening.

25 Thank you to Mr. Scott Evans for your work you've done, and

1 your entire team.

2 Mr. Haygood, I want to say thank you to you because you sat
3 through a lot of meetings, put together a lot of contracts, a
4 lot of agreements. And I've seen some of the negotiations go up
5 and down, and you've kept -- you've been a stability in this CRA
6 for quite sometime, along with Mr. Evans, to do so.

7 And the entire team that's here today, I just want to say
8 thank you all for the efforts that you bring to the table.

9 And thank you to this Board.

10 And thank you to the residents for being patient, because
11 things does work -- do work in your city. And you all should
12 feel great about what's getting ready to happen for you.

13 CHAIR MILLER-ANDERSON: Ms. Hubbard.

14 COMMISSIONER HUBBARD: Madam Chair, I agree whole-heartedly
15 with Councilman Davis, we have to tell our own story. We know
16 that we have a lot of good resources here in the city. We can't
17 hold anybody else responsible for talking about the good things
18 that are going on.

19 This is what we were elected for, to move the city, to
20 create economic opportunities for our residents, to create
21 wealth in our city. And sometimes we have to make tough
22 decisions in order to get there.

23 By no means are we perfect. But we are a city on the rise.
24 And as we have come together to work together, this is what I
25 want the community to focus on, these kind of things that we're

1 doing. Because anybody that's telling you anything different is
2 trying to separate you from all of this opportunity, from all of
3 this money, from all of the resources that we have here in the
4 City of Riviera Beach.

5 If you're a resident of Riviera Beach you know that Riviera
6 Beach is a city on the rise, and we will continue to make a
7 difference. We cannot let a handful of people come and tell us
8 who we are. We have to define ourselves for ourselves, and we
9 have to tell our own story. Irregardless of what anybody else
10 might think of us, we have to know who we are. And that's what
11 we're here to do. So keep your eyes on what we're doing because
12 we're going to continue to rise in spite of.

13 CHAIR MILLER-ANDERSON: Anyone else?

14 COMMISSIONER PARDO: Madam Chair.

15 CHAIR MILLER-ANDERSON: Go ahead.

16 COMMISSIONER PARDO: Okay. Well, ditto. I agree with both
17 of my colleagues. We are a city on the rise. We are. We are
18 going places. We have been going places for a long time. And
19 it's government and sometimes it takes you a long time to get
20 there, and sometimes you take a couple steps backwards, but we
21 always pick ourselves up and continue. We have our eye on the
22 prize.

23 And what this RFP is doing, it is allowing the residents in
24 our city, the small businesses in our city, to participate.
25 We've spoken about our neighborhoods for a long, long time and

1 how, you know, how we're going to go about fixing up the
2 neighborhoods. This is a step in that direction.

3 When you put people to work and put money in their pocket,
4 they take that money back to the neighborhoods and invest in the
5 neighborhoods.

6 And this is just the first phase of it. Like our partners
7 said. We have -- there's going to be housing opportunities
8 right outside of the marina. There's a lot of good things that
9 are going to come out of this RFP. So this is the first step.

10 I am very excited. My colleagues are excited. And I hope
11 every resident and small business in the city is excited.
12 Because everyone is going to have -- you know, if you have the
13 skills, many people are going to be able to participate in this.

14 So, Scott, kudos to you and the staff. And it is time to
15 continue the rise of Riviera Beach.

16 CHAIR MILLER-ANDERSON: Anyone else?

17 Thank you.

18 Item number 5.

19 Do we want to take a vote on 4?

20 ADMINISTRATIVE ASSISTANT SEGUIN: You have to vote on it.

21 CHAIR MILLER-ANDERSON: Go ahead. Item number 4.

22 (Vote taken.)

23 ADMINISTRATIVE ASSISTANT SEGUIN: Motion carries.

24 (Motion passed with a unanimous vote.)

25 CHAIR MILLER-ANDERSON: Item number 5.

1 ADMINISTRATIVE ASSISTANT SEGUIN: A resolution of the Board
2 of Commissioners of the Riviera Beach Community Redevelopment
3 Agency approving the professional service agreement with Dana
4 Nottingham to provide advisory services and program management
5 services to advance the vision for redeveloping the Marina
6 Village waterfront; providing an effective date.

7 COMMISSIONER PARDO: So moved.

8 COMMISSIONER DAVIS: Second.

9 CHAIR MILLER-ANDERSON: Mr. Evans.

10 INTERIM EXECUTIVE DIRECTOR EVANS: This is a contract with
11 our national development consultant, Mr. Dana Nottingham, who
12 we've heard from this evening. This contract would extend for
13 24 months. However, it would -- the approved tasks would be
14 implemented through work orders for each stage of the process.

15 This contract includes the first work order, which would
16 provide services for stage one of the process. And stage one
17 would begin on February 1st and would be completed approximately
18 on August 30th. Which is about seven months. It's a lump sum
19 contract. It would include all travel and other costs.

20 Mr. Nottingham has served in a leadership role on multiple
21 large scale projects in eight different markets. He's been the
22 lead local representative, negotiator, and project director on
23 major development companies such as the Rouse Company, who did
24 New Orleans Riverwalk; Underground Atlanta; the Walt Disney
25 Company, including the Celebration Town Center, Downtown Disney

1 Strategic Plan; and he also assisted the Miami Downtown
2 Development Authority.

3 Mr. Nottingham will provide advisory services to assist the
4 Board to develop the strategy, structure, and terms and success
5 measures to expedite the RFP selection and negotiation process.
6 He will provide program management to provide resources to the
7 technical resource team, including assisting in the evaluation;
8 and provide briefing reports and summary to this Board to help
9 inform your final decision on both ranking the proposals and
10 analyzing what their responses include.

11 CHAIR MILLER-ANDERSON: Okay. Any public comment cards on
12 item number 5?

13 ADMINISTRATIVE ASSISTANT SEGUIN: No, Madam Chair.

14 CHAIR MILLER-ANDERSON: Okay. Any questions, comments from
15 the Board?

16 Okay. Madam Clerk.

17 (Vote taken.)

18 ADMINISTRATIVE ASSISTANT SEGUIN: Motion carries.

19 (Motion passed with a unanimous vote.)

20 CHAIR MILLER-ANDERSON: Item number 7.

21 ADMINISTRATIVE ASSISTANT SEGUIN: A resolution of the Board
22 of Commissioners of the Riviera Beach Community Redevelopment
23 Agency approving a license agreement between Willis Williams and
24 the Agency for the use of a portion of Spanish Courts for a
25 mobile food truck; directing and authorizing the chairman and

1 executive director to execute the license agreement and to take
2 such actions as shall be necessary and consistent to carry out
3 the intent and desire of the Agency; providing an effective
4 date.

5 COMMISSIONER PARDO: So moved.

6 COMMISSIONER HUBBARD: Second.

7 MR. LEWIS: Good evening, Board.

8 CHAIR MILLER-ANDERSON: Good evening.

9 MR. LEWIS: Andre' Lewis, project manager with the CRA.
10 We would like to gain your approval to enter into a
11 licensing agreement with Mr. Willis Williams.

12 We have previously met with Mr. Williams. And the CRA has
13 agreed to provide lighting at the property known as -- formerly
14 known as Spanish Courts, 1124 Broadway. We will install a
15 temporary parking area. The site will have access to temporary
16 lighting, power, and water connection. And the CRA will also
17 provide picnic tables for his customers.

18 Mr. Williams agrees to execute a licensing agreement with
19 the CRA, secure the appropriate business licensing with the City
20 of Riviera Beach, and also any applicable state and county local
21 licensing thus needed.

22 Some of the terms of the agreement: It will be a one-year
23 agreement with renewable month-to-month thereafter. Both
24 respective parties can cancel the agreement at any time with a
25 sixty-day notice.

1 The license -- the lessee, I'm sorry, Mr. Williams, will be
2 able to -- I'm sorry. The monthly rent will be \$750. And the
3 deposit will also be the same. \$795. I'm sorry.

4 Some of the concerns that were brought up by Mr. Williams
5 is the operational times, which will be Monday through Thursday,
6 7:00 a.m. to 10:00 p.m.; Friday and Saturday, 7:00 a.m. to 11:30
7 p.m.; and Sunday, 12:00 to 9:00 p.m. Which the point of
8 contention was that he would have to move the truck after
9 working hours.

10 And that's the end of my presentation. Thank you.

11 CHAIR MILLER-ANDERSON: Thank you.

12 MR. LEWIS: Any questions?

13 CHAIR MILLER-ANDERSON: Do we have any public comment
14 cards?

15 ADMINISTRATIVE ASSISTANT SEGUIN: We have two public
16 comment cards.

17 CHAIR MILLER-ANDERSON: Okay. Let's go to the public
18 comment cards and then we'll come back to the Board.

19 ADMINISTRATIVE ASSISTANT SEGUIN: Willis Williams, and then
20 Bonnie Larson.

21 MR. WILLIAMS: Good evening. Willis Williams, Riviera
22 Beach.

23 CHAIR MILLER-ANDERSON: Good evening.

24 MR. WILLIAMS: It's been taking so long I'm -- to get to
25 this point, and I really appreciate the effort and the time that

1 it has taken.

2 But somewhere here we've dropped the ball again. Because
3 in our last discussion we were -- at least I know for a fact
4 that two or three of us was under the impression that it would
5 be a permanent facility. Because I would be doing skirting
6 around the bottom of the trailer and it would be put back far
7 enough in the Spanish Courts area so it wouldn't have to be
8 moved out back and forth.

9 This is a forty-foot piece of equipment with a four-foot
10 beam. It's real difficult to move. It's not like -- it don't
11 have an engine on it. It's towed by a pickup truck.

12 Is it impossible? No. But it is very aggravating to do
13 that. So I'm just looking for some kind of concession from you
14 to kind of help me out with that. Because we were under the
15 impression after going through with the Planning and Zoning and
16 also the gentleman over there, that those things were being
17 eliminated to get to this point.

18 And that's one of the reasons that I was not participating
19 in the Friday night truck drive that they had down there,
20 because my truck had to be pulled by a -- my facility has to be
21 pulled by a truck, not the van.

22 So I appreciate any help you can give me. Thank you.

23 CHAIR MILLER-ANDERSON: Thank you.

24 ADMINISTRATIVE ASSISTANT SEGUIN: Bonnie Larson.

25 MS. LARSON: Bonnie Larson.

1 I started reading this at 5:00 today so my report is not
2 complete. But I think we have to make some changes, amendments
3 to this lease agreement, which I think were overlooked by
4 whomever did or didn't proofread it.

5 Number one, the term of the lease is for one year with an
6 automatic renewal. You guys have heard me talk about automatic
7 renewal for years and years and years, not to do automatic
8 renewals. Just bring it up. Otherwise we forget, then we say
9 oops, you know, and it gets to be a problem. So no automatic
10 renewals. At the end of one year Mr. Willis comes back, you do
11 whatever. Now it says he's going to have a month-to-month after
12 that. So why are you doing that?

13 My main question is, down there at Spanish Courts, we've
14 talked so much about there needing to be more parking at the
15 marina, so why are we even considering putting food trucks at
16 Spanish Courts when we don't have enough parking at the marina?
17 That I don't understand.

18 Also, number -- oh. It said we were going to have -- we
19 would provide the parking, the shell rock and whatever. That
20 will be an expense.

21 I guess there will be an electric -- and that clock is
22 running awfully fast. Electric and water hookup would have to
23 be -- we're going to provide the tables and seating.

24 I didn't see anything about cleaning up at night, I didn't
25 see anything about that.

1 Number 4, it says -- I'm trying to hurry here. Number 4,
2 it said that lessee shall occupy for the sole purpose set forth
3 in Exhibit B. What other use would there be? Because that's
4 what you're agreeing to. So I didn't understand that.

5 Number 6, it says that -- including water and electricity
6 shall be separately metered. So that's an expense to put in a
7 separate meter. Is the tenant responsible for doing that hook
8 up or are we paying for that?

9 Whatever you afford to Mr. Willis you're going to have to
10 afford to everybody else. So is the intent to have all kinds of
11 food trucks in there? Or is this just a special exception? Or
12 what's going to happen? Because whatever you do for him, you're
13 going to have to do for everybody else. So what happens if
14 twelve people come and say we want food trucks in there? Is
15 that what we're going to have down there, is a big food truck
16 thing?

17 It said no waste water or sewer. So what if Mr. Willis or
18 his employees have to go to the bathroom during the day? What's
19 going to happen then?

20 Didn't say anything about clean up down there, who is
21 responsible for that. Didn't say that.

22 And it said the City could comingle funds, comingle the
23 deposit. Didn't like that.

24 Amplified music. No. That's -- that's a big
25 consideration, the amplified music. I have a situation right

1 now and it's crazy, crazy with amplified music. You look like a
2 ghetto when you come into the city, drive down US-1 and you have
3 this music blasting. So amplified music, that needs to be
4 addressed.

5 Oh. And there was one thing here about the insurance.
6 That's important. Very important. So I'm just going to do that
7 quickly. It says insurance -- I'm going to say CRA and
8 Mr. Willis instead of lessor and lessee. It says CRA shall
9 maintain the general liability insurance with personal injury
10 liability coverage and fa -- and liability coverage.

11 CHAIR MILLER-ANDERSON: Ms. Larson --

12 MS. LARSON: Mmhmm.

13 CHAIR MILLER-ANDERSON: -- your time is up.

14 MS. LARSON: Okay. But it says the City is going to
15 provide the insurance. So it's backwards here.

16 Somebody didn't proofread this. And I haven't finished
17 reading it so I'm sure there are other things.

18 So I think we need to take the time, proofread this, and
19 everybody read it and agree to it, because there are some things
20 that are definitely wrong in here.

21 Thank you.

22 CHAIR MILLER-ANDERSON: Thank you.

23 Board?

24 COMMISSIONER HUBBARD: Madam Chair.

25 CHAIR MILLER-ANDERSON: Go ahead.

1 COMMISSIONER HUBBARD: I too remember that we were
2 waiting -- and it has been a long time because on the City's
3 side they were reconstructing the ordinance pertaining to food
4 trucks. And the reason that Mr. Williams was not participating
5 was because of the size of his truck and what he was negotiating
6 with us to do. And that's what I was told, that it was going to
7 be a permanent fixture. But based on the ordinance that has
8 come back from Planning and Zoning, we're not asking him to move
9 in and out every day. Well, we are asking him to move in and
10 out every day. But what I'm saying, it doesn't make any sense,
11 and it's not very feasible for him to do so.

12 So I would like us to consider that if he agrees to move
13 whenever necessary, then he would be allowed to be stationary
14 there. Because if that was not the case he could have taken
15 opportunities and participated a year ago.

16 But because of the necessary need to stay affixed to the
17 site, we waited and waited as a community for the Planning and
18 Zoning Department to craft this ordinance; but yet they only
19 came back with one that could be moved in and out.

20 I'm not saying allow other trucks to become stationary
21 fixtures throughout our city. No, we don't want that.

22 But I'm saying for this business, because of where it's
23 going into Spanish Court and the fact that we only have one
24 restaurant there, if he be -- if he's willing to move whenever
25 it's necessary, that we allow him to stay there in a stationary

1 manner during the time of his lease.

2 VICE CHAIR DAVIS JOHNSON: Madam Chair.

3 CHAIR MILLER-ANDERSON: Go ahead.

4 VICE CHAIR DAVIS JOHNSON: Ms. Hubbard, I certainly
5 understand your point. But when we had this discussion and we
6 talked about it going to Planning and Zoning there was never an
7 intent based on the conversation that we had up here to allow it
8 to be a permanent fixture in that location.

9 Now if something transpired after we had the original
10 conversation, I, I don't recall that. But when we initially
11 talked about it, because we were putting it at Spanish Courts we
12 indicated that Spanish Courts is a part of the spillover parking
13 for various things and we were not going to allow it to be
14 permanent. Because we also talked about the potential of it
15 going on a pad back here, and we agreed at that time that it
16 wasn't going to be a permanent place.

17 So I'm just trying to understand when did we get to the
18 conversation of making it a permanent location.

19 COMMISSIONER HUBBARD: In the original conversation, even
20 as far back as when Mr. Brown was here, he was told about being
21 on the pads. When we concluded that he could not be on those
22 pads because of his needs with the water hookup, they were going
23 to put the shell rock there, that way he would have to drain --
24 the City was going to come in, wait for the CRA to put what
25 Planning and Zoning had required as far as drainage and his need

1 to stay permanently there.

2 And I know that it's been a long time. And I know that
3 Mr. Evans might remember. All I'm saying is it happened. But
4 Planning and Zoning did not come back with the language to say
5 that he can stay there on a permanent basis. Because no one --
6 he could have been there if he could come in and out. If that
7 was the intent, why -- if that was not the intent that we were
8 waiting for, why did we wait over a year for this to come into
9 play?

10 So all I'm saying is Planning and Zoning in their wisdom
11 has stated they do not want to see us move toward having
12 permanent structures all over the city. And I'm saying I
13 understand that.

14 But I'm saying for this particular instance is that, one,
15 we started down this road because it was a permanent fixture and
16 that's why he was going into Spanish Courts.

17 Now all of the overflow parking around there, in Spanish
18 Courts, is still going to be just that. And it's going to be
19 available. And it's going to be a good thing too, because when
20 people get out of their cars, and they get their little food,
21 they can go down and get on the Peanut Island shuttle and they
22 can, you know, they can have -- he can make money and they can
23 be accommodating.

24 So the space that he'll take up facing Broadway, that
25 discussion -- and that was what -- my understanding, that that's

1 what we were waiting for, and that's why we waited, because I
2 saw those two food trucks down there the night that they was
3 having the theater. So I said, well, why isn't Mr. Williams
4 down here? Why can't he come? If those people can come, why
5 can't he come? And then it was explained to me the reason that
6 he wasn't down there is because he was coming in as a fixed item
7 and they were mobile, and that's the only reason that he wasn't
8 participating. Because I was taken aback to see them down there
9 and him not down there.

10 VICE CHAIR DAVIS JOHNSON: Madam Chair.

11 CHAIR MILLER-ANDERSON: Mmhmm.

12 VICE CHAIR DAVIS JOHNSON: I remember the conversation just
13 a tad bit differently, Commissioner Hubbard, in that we were
14 waiting for code to -- for Planning and Zoning to review the
15 code and make the concessions and the needs that we needed in
16 order to place a -- and staff can help me with this. But I
17 thought that that was what we were waiting for, the revision to
18 some language to the code; not necessarily for the permanency of
19 it but to just include it in that particular area.

20 Was that not -- Mr. Evans, was that not what we were
21 waiting for.

22 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, previously the code
23 didn't even allow a food truck to be located in that area. They
24 didn't allow them to be able to connect to temporary electric or
25 water.

1 There was a whole bunch of code issues with having a food
2 truck be located in one area. So they did change all of those
3 items.

4 The only item that they didn't change is that the code,
5 section of the code that says the truck must be removed at the
6 end of the night, that section of the code remained the same.

7 No matter what, this was always -- the plan was that it was
8 going to be temporary. It's obviously not a permanent
9 structure. It has to be a mobile truck. In order for him to
10 get his licensing from the county and the state, he has to be
11 mobile. The question just was whether or not each night he has
12 to drive it off the site or not.

13 COMMISSIONER PARDO: Madam Chair.

14 CHAIR MILLER-ANDERSON: Are you finished, Ms. Davis
15 Johnson?

16 VICE CHAIR DAVIS JOHNSON: Yes.

17 CHAIR MILLER-ANDERSON: Go ahead, Ms. Pardo.

18 COMMISSIONER PARDO: Okay. So it went to Planning and
19 Zoning and then it went to City Council. And City Council
20 approved the new codes.

21 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

22 COMMISSIONER PARDO: So if we move forward with saying,
23 okay, Mr. Willis can stay on the spot -- I'm not going to say
24 permanently, because this is a temporary arrangement. But even
25 if we say he can stay on there temporarily, then we're, we're

1 going against the code.

2 So then doesn't he need a special exception from the city
3 to be allowed to stay there, you know, to have his equipment
4 stay there permanently?

5 INTERIM EXECUTIVE DIRECTOR EVANS: There's no special
6 exception under the code, so he -- the only approval that they
7 can give is to comply with the regular ordinance.

8 COMMISSIONER PARDO: So then there's nothing that Council
9 can do? He can't go back to Council and ask for a special
10 exception to the code? He can do that, right? Or he would have
11 to go back to Planning and Zoning and ask for the special
12 exception?

13 INTERIM EXECUTIVE DIRECTOR EVANS: The City's special
14 exception process doesn't apply I believe to this section.

15 COMMISSIONER HUBBARD: Why?

16 INTERIM EXECUTIVE DIRECTOR EVANS: It's only for a type of
17 use under the zoning code. The special exception under the
18 zoning code is to -- it's for a specific list of uses. For
19 example, if you have a restaurant, it's a permitted use; but if
20 you have a drive-through it becomes a special exception, because
21 they want to take an extra look at that particular use. So
22 special exception under the city zoning code wouldn't apply to
23 this particular type of use.

24 The city could change the code again. Which would go
25 through Planning and Zoning and through City Council. That

1 would be the method if you want to change it to allow permanent.

2 COMMISSIONER HUBBARD: Madam.

3 CHAIR MILLER-ANDERSON: Are you finished, Ms. Pardo?

4 COMMISSIONER PARDO: Yeah, the only thing I'll say is, you
5 know, we have to follow the code. When the code came to the
6 Council, the Council approved the code. And for us then to make
7 an exception without going through a process I think leaves us
8 all out there. You know, it doesn't make the policy look good.
9 Especially if someone else then comes in and attempts to rent a
10 piece of Spanish Courts and says, well, he's allowed to stay
11 there and, you know, my equipment is as big or if not bigger.
12 You know, that's my only issue with it. We approved the code.

13 That's all I have.

14 CHAIR MILLER-ANDERSON: Go ahead.

15 COMMISSIONER HUBBARD: We -- and I understand what you're
16 saying, Ms. Pardo. My only concern about this is that it's kind
17 of like we -- if this was the case, why wasn't Mr. Williams
18 allowed to be down there with the other trucks at that time? I
19 said -- I asked the question when I didn't see him down there,
20 and I was told it was because he was seeking to be a stationary
21 item; and that is why we were waiting, and that is why we were
22 working -- waiting for the policies to come back from Planning
23 and Zoning.

24 Now based on Mr. Evans' explanation of a special exception,
25 and one that requires -- we have an ordinance that speaks to

1 food trucks. It says that you have to move. The exception that
2 we're looking for here is to be stationary for a period of time
3 in a certain place that would not exclude us from using the rest
4 of it for parking. So because we're using the rest of it for
5 temporary parking, that will alleviate somebody else wanting to
6 come down there and lease some more property for more than,
7 for -- period. Because he would be down there.

8 And I think, you know, we -- we're doing -- he's -- he went
9 out based on our encouragement when he first brought it to the
10 Board and continued to modify this trailer -- and I use -- this
11 food truck because he was being patient to come down there.

12 There is no way -- and I never thought that that monster of
13 a truck would be going in and out every day, in and out every
14 day.

15 All I'm saying, if we cannot -- if we're not willing to go
16 back through the special exception piece of this, then at least
17 give him the consideration -- let's make a consideration to add
18 into our agreement as long as he's willing to move it if
19 necessary, when necessary, during that year, that we allow him
20 to go down there and start doing business.

21 It's very few businesses that, that we have. And, you
22 know, I -- and, you know, I resent the fact that Planning
23 created this document without pointing out to us that the change
24 we were waiting for was not going to be changed. Because that's
25 all that we were waiting for. Other than that, he could have

1 been doing business a year ago.

2 CHAIR MILLER-ANDERSON: Are you done?

3 COMMISSIONER HUBBARD: Yes, ma'am.

4 CHAIR MILLER-ANDERSON: You had something, Ms. Davis
5 Johnson?

6 VICE CHAIR DAVIS JOHNSON: I just wasn't aware that we were
7 waiting for that particular change. I simply don't recall it.
8 And I remember voting specifically for it because we were told
9 that the truck was going to move, because we did not want to
10 create that type of environment. That was a part of the
11 conversation. And I don't know if anybody else remembers that.
12 But that was a part of the conversation because, just as you
13 said, we didn't want to create a hub where there were going to
14 be trucks that were going to be stationary along Broadway. And
15 so that was how we went --

16 COMMISSIONER HUBBARD: Well, not all over the city. If we
17 had a food -- a hub, we would -- you know, for food truck riot
18 nights or whatever they call them, the food truck rallies or
19 something like that, then we would have, you know, a lot of the
20 mobile guys that come in and post stuff and then they take off.

21 But this -- all of that -- even to that point, this would
22 have been in operation, there would have been nothing to wait
23 for if he wasn't an exception to what was going on. His
24 exception was that he was to be stationary. All those other
25 people that have been coming in and out, because they were

1 mobile they were able to go ahead. That's what I'm saying.
2 Because it -- I just, I just would like to ask him just if -- to
3 agree to move when asked or necessary to, to give him an
4 opportunity to get started. Because he has invested a lot of
5 money in this based on the encouragement that we, you know, have
6 given him about his project.

7 VICE CHAIR DAVIS JOHNSON: Madam Chair.

8 CHAIR MILLER-ANDERSON: Yes.

9 VICE CHAIR DAVIS JOHNSON: I would like to make a motion to
10 postpone this item, giving an opportunity to go back and read
11 the minutes and the direction that was given. So I would like
12 to make a motion to postpone and bring this back at our next
13 meeting; giving staff an opportunity to bring all information to
14 us to either support that we were aware that it was to be a
15 permanent location or we were aware that it was going to be a
16 place where he would move out after each session.

17 I need an opportunity to go back so that I can review what
18 was actually discussed and how I shook out on the conversation.
19 Because if there was an expectation or if we led Mr. Williams to
20 believe that it was going to be a permanent place then we
21 certainly need to address that. But we need to go back, and
22 since it's been such a long time since we discussed it, I
23 believe that it is important for us to make sure that we have
24 the facts before we make the exception.

25 COMMISSIONER DAVIS: I second it.

1 CHAIR MILLER-ANDERSON: Discussion?

2 COMMISSIONER HUBBARD: Mr. Evans, I wanted to -- what --

3 CHAIR MILLER-ANDERSON: Pull your mic up.

4 COMMISSIONER HUBBARD: As far as conversations,
5 discussions, and memory of Mr. Williams being on a permanent or
6 a stationary vehicle there, prior to us going to the Planning
7 and Zoning -- the Planning Department to create a new ordinance,
8 what do you remember about the stationary working of
9 Mr. Williams' vehicle in the plan for that?

10 INTERIM EXECUTIVE DIRECTOR EVANS: I'll do my best to
11 recall. We did discuss it over several meetings.

12 The primary issue was that the code prevented a variety of
13 things from a food truck being located and from us doing a
14 license agreement. And the -- it was never -- it's never going
15 to be allowed to be a permanent. So -- rather -- let's move
16 away from that conversation. It's whether or not the mobile
17 vehicle needs to drive -- can stay parked in that spot. So it
18 always needs to be a mobile facility just for licensing purposes
19 and for the approvals.

20 When Mr. -- when he approached the CRA Board his request
21 was to park his vehicle and leave it and not have to drive it
22 overnight.

23 COMMISSIONER HUBBARD: So stationary?

24 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

25 COMMISSIONER HUBBARD: Okay.

1 INTERIM EXECUTIVE DIRECTOR EVANS: So that was his request
2 to the Board, to be stationary.

3 When the City amended the code they changed a variety of
4 things to allow mobile trucks to be located. But they didn't
5 choose that particular -- to amend the particular section that
6 said that you do not have to remove the truck at the end of the
7 night. So then any other discussion we had related to that then
8 was, well, the rule is that you have to remove the truck at the
9 end of the night and that's the only way we're allowed to
10 proceed.

11 And so that's why we developed the license agreement in
12 this way, is to comply with the City's code.

13 The City wrote their own amendment. And their concern was
14 they didn't want this code to be made citywide because they're
15 concerned that trucks would be allowed to be parked and not
16 moved all over the city. And so that's why they did the code
17 amendment that way and they presented it that way.

18 That's my recollection of how we got here.

19 COMMISSIONER HUBBARD: Recently, and very recently, the
20 stationary piece of it must -- when you -- came up when you all
21 created the agreement and went to conversations with him to talk
22 about. And then you recently told him about the -- that that
23 piece of the code then changed and, no, he will not be able to
24 leave it there because the code didn't change.

25 INTERIM EXECUTIVE DIRECTOR EVANS: Mmhmm.

1 COMMISSIONER HUBBARD: So prior to that, when he came to
2 the Board, based on what you're saying, his request of us was to
3 leave it there for -- and to be a stationary vehicle. I just
4 want to say that, to say that we did have that conversation. We
5 didn't, we didn't, we didn't vote it down then because we were
6 doing just what we did, wait for the Planning and Zoning
7 Department to go and update the code as they say they were
8 doing.

9 But now I see that it's kind of I think late in the game to
10 have someone out there believing that one thing was going to
11 happen and then something totally different happened. But this
12 is -- to me, this is par for the course when local residents are
13 trying to do business with the city; and that's what is taking
14 me aback about this, because we have another resident in the
15 hopper right now that's going through something just like this.

16 And as long as I've been trying to encourage small business
17 and local people to do business here, it has always been harder
18 for them than people coming from the outside to do business and
19 to get set up and make money and take advantage of opportunities
20 here in the city.

21 I do not -- and I agree with my colleagues -- we don't want
22 to have a mecca of stationary trucks. We got one truck that I'm
23 asking that we make allowance for on the Spanish Court property,
24 because we're not going to have anymore there. Why? Because
25 we're using the remainder of that property for parking. So

1 whether someone asks or not, there's no room for them because
2 we're using the rest of it for parking.

3 So that is -- that's my concern. And I -- based on what
4 Mr. Evans said, based on what I'm hearing, you know, I ask that
5 we have it added into the agreement -- I know there's a motion
6 on the floor -- that we add it into agreement; and as long as
7 he's willing to remove it if something comes up -- you know,
8 irrigation, construction-wise, anything can happen.

9 And we have another source of food there. We have no --
10 you know, we have very few local places to buy food from other
11 than Tony's.

12 So I -- you know, I wish we would consider you guys
13 amending your motion to allow an exception.

14 VICE CHAIR DAVIS JOHNSON: Ms. Hubbard --

15 COMMISSIONER DAVIS: Madam Chair.

16 CHAIR MILLER-ANDERSON: Hold --

17 VICE CHAIR DAVIS JOHNSON: I'm sorry. Madam Chair.

18 CHAIR MILLER-ANDERSON: Are you done?

19 COMMISSIONER HUBBARD: Yes.

20 CHAIR MILLER-ANDERSON: Okay. Ms. Davis Johnson, then
21 Davis.

22 VICE CHAIR DAVIS JOHNSON: You know, we have had this
23 conversation, and it's always a desire for us to help our
24 residents and to allow for opportunities for our local small
25 businesses.

1 And what my concern is -- we have -- we constantly change
2 our, our rules and the way that we want to do things after we
3 have had it.

4 Now this is no disrespect to Mr. Williams, because
5 Mr. Williams has been before us, he has talked to us about his
6 desire to put the food truck there. I'm simply -- I'm not
7 saying that we should not allow him to be there. I'm saying
8 give us an opportunity to go back and look at what we did as a
9 Board, and how we voted, before we go and overturn something
10 that we've done. That's all that I'm asking, is for us to just
11 have a quick opportunity to go back and to look at what we
12 actually said, and what the direction of this commission was.
13 And I think that that's reasonable.

14 It may shake out that the commission decides that they want
15 to have the code reviewed or to make the request to have the
16 position that the food truck placed there.

17 But I'm saying give an opportunity, because it has been
18 quite a long time, and I would just like to have an opportunity
19 to pull the information to be refreshed and to be able to make a
20 decision that is going to be impactful to a small business but
21 also that is going to make sure that we are not stepping out of
22 bounds. Because that's where we've gotten ourselves into
23 trouble, with doing things contrary to maybe what our code says
24 or what our documents tell us to do.

25 And I know that you and I have differed on a lot of things.

1 And I know that we tend to kind of run into this conversation
2 when we're talking about the local small businesses. But it is
3 my goal to see local small businesses thrive. But when we have
4 a code in place and you're asking us to go against the code, I'm
5 just saying give me an opportunity to review it so that I can
6 make an informed decision.

7 COMMISSIONER HUBBARD: And I don't really -- you know, I
8 don't mind giving you that opportunity.

9 But I do want to say when we sit up and allow staff and
10 anybody else to create codes that will keep locals from being
11 able to participate in the process, we -- somehow that was
12 missed in doing the -- that was missed during the vote at that
13 time.

14 I don't mind us going back, but we can't -- I don't, you
15 know, I don't want to be a part of sitting up allowing staff to
16 create barriers to keep our local people from participating in
17 getting wealth, opportunities, employment. Don't sit up and
18 devise something that, that is not going to help the community.
19 And I think until we get staff, until we get people that get it,
20 until we surround ourselves and our minds with looking at stuff
21 that's legally defensible to do, to help people progress in this
22 community, we won't.

23 But that's all that I'll say. We go ahead, we table it; we
24 allow you the courtesy of looking at how it flushed out, and
25 then we bring it back at the next meeting.

1 VICE CHAIR DAVIS JOHNSON: I don't think that it's -- Madam
2 Chair. I don't believe that it's just me. I think -- is
3 everybody clear on --

4 COMMISSIONER DAVIS: I seconded your motion.

5 VICE CHAIR DAVIS JOHNSON: So I just want us to be unified
6 in this decision if that is the direction.

7 I understand and I support the fact that we have to have
8 staff that's going to write code. But we have to remember what
9 we say to staff as is relates to what we see as the vision; and
10 not make a decision that is later contrary to what we've stated
11 is the vision, and then decide that we want to do something
12 different.

13 So I -- I just think that we need to -- you know, I
14 understand that Mr. Williams has waited a great period of time
15 because this started under the leadership of Mr. Brown. But we
16 have worked and I believe that we have talked about what his
17 wishes were; and he has contacted us and he has spoken to us.

18 And I just think that we would be doing him a disservice if
19 we did not get the facts and make an informed decision. That's
20 all I'm simply saying. With that I will leave it and we can
21 have a conversation about it and then move forward to make a
22 decision.

23 COMMISSIONER DAVIS: Madam --

24 COMMISSIONER HUBBARD: Go ahead. No problem.

25 COMMISSIONER DAVIS: Madam Chair.

1 CHAIR MILLER-ANDERSON: Yes.

2 COMMISSIONER DAVIS: Mr. Evans, do we currently still have
3 the public market on Sundays?

4 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, we have the market.
5 We took two weeks off in order to sort of relook at our
6 approach. And we'll be opening back up the second week in
7 February.

8 COMMISSIONER DAVIS: Okay. Will Mr. Williams be able to
9 participate in that public market until a decision is made?

10 INTERIM EXECUTIVE DIRECTOR EVANS: Well, a mobile food
11 truck is welcome to come down to the site, yes.

12 COMMISSIONER DAVIS: Okay. I'm done.

13 CHAIR MILLER-ANDERSON: Okay. Anyone else?
14 Madam Clerk.

15 (Vote taken.)

16 ADMINISTRATIVE ASSISTANT SEGUIN: Motion carries.

17 (Motion carried with a unanimous vote.)

18 CHAIR MILLER-ANDERSON: Okay. Item number 8.

19 ADMINISTRATIVE ASSISTANT SEGUIN: A resolution of the Board
20 of Commissioners of the Riviera Beach Community Redevelopment
21 Agency authorizing staff to solicit requests for qualifications
22 for marketing and public relations firms; and to negotiate a
23 contract with the number one ranked firm for approval by the
24 Board; providing an effective date.

25 COMMISSIONER PARDO: So moved.

1 COMMISSIONER DAVIS: Second.

2 Question. Is this item number 8 or 7?

3 CHAIR MILLER-ANDERSON: Number 8.

4 COMMISSIONER PARDO: 8.

5 COMMISSIONER DAVIS: Okay. All right.

6 CHAIR MILLER-ANDERSON: Good evening.

7 MS. JENKINS: Good evening. Annetta Jenkins, Director of
8 Neighborhood Services.

9 We're coming before you to request approval to release a
10 request for qualifications for marketing and public relations
11 firms and to negotiate a contract which we would bring back to
12 you.

13 The agency needs to maintain a consistent, professional,
14 and thorough marketing strategy. We do not have on our staff
15 marketing and public relations professionals. And with the
16 number of initiatives and developments coming before us in this
17 year alone, for instance Phase II of the Marina Conceptual
18 Master Plan implementation that you voted on tonight, those
19 various program elements, continuing and expanding our safety
20 initiatives, promoting the Marina and Event Center and special
21 events at Bicentennial Park and at this Event Center, and
22 highlighting our neighborhood initiatives such as our recent
23 creativity station, we feel that we need a more robust marketing
24 public relations assistant strategy. So we're asking the Board
25 to approve us releasing a request for qualifications for

1 marketing and public relations firms.

2 And I will take any questions if you have them.

3 CHAIR MILLER-ANDERSON: Any questions?

4 VICE CHAIR DAVIS JOHNSON: Yes.

5 CHAIR MILLER-ANDERSON: Go ahead.

6 VICE CHAIR DAVIS JOHNSON: In the grand scheme of request
7 for qualifications, how is it that you're going to get to a
8 number one contender? Because you generally get the -- you get
9 the responses back, and they tell you what their qualifications
10 are, and so you have this, you have this pool of vendors that
11 submits information to you. So tell me how you're going to make
12 a determination as to who the number one contender will be when
13 you're doing just a general request for qualifications.

14 MS. JENKINS: Within the qualifications there are a number
15 of items that are required concerning experience, the range of
16 services that a firm provides in terms of the pricing, et
17 cetera. And based on that, after evaluation by a committee and
18 ranking, we would then negotiate with the top ranked firm in
19 looking at what our needs are.

20 In the request for qualifications document, beyond the
21 basic requirements in terms of ownership and experience and
22 licensing, et cetera, we asked for a number of things in terms
23 of firms that have provided or conducted projects or
24 participated in projects that meet our particular goals,
25 government experience, community -- experience with community

1 development organizations, and experience with community
2 redevelopment agencies.

3 For instance, looking at firms that have done annual
4 reports, they have created collaborative materials, they have
5 experience in doing social media feeds, et cetera.

6 So the response will tell us firms that might ostensibly
7 meet our needs. And then based upon our further evaluation,
8 perhaps we'd have presentations, et cetera, we'd be able to rank
9 them and then have a deep dive in terms of negotiating with that
10 top ranked firm.

11 VICE CHAIR DAVIS JOHNSON: Based on the work that we are
12 looking for them to do, I believe that we should probably look
13 to do a different type of solicitation when we're talking about
14 the qualifications and the experience and the dollar value,
15 because of the extensive amount of work that would be required
16 when we're talking about marketing our CRA and putting
17 information forward.

18 I just see the request as you have it is not delving far
19 enough -- because how long are you looking to enter into an
20 agreement?

21 MS. JENKINS: Typically we would do a three-year contract
22 where the agreement will come back on an annual basis. So
23 it's -- we take it in annual increments because it would be
24 based on the funding that's appropriated. But we'd have the
25 ability to engage that firm for up to three years.

1 COMMISSIONER DAVIS: Madam Chair.

2 MS. JENKINS: And, Mr. Haygood, I don't know if you want to
3 opine on that.

4 MR. HAYGOOD: It's really up to the Board as far as policy.
5 I mean the policy the Board had expressed at one time and a
6 concern about long-term professional services agreements. So it
7 would really be up to the Board.

8 But typically to get somebody, I would think, from a
9 practical standpoint, to get somebody on board for anything less
10 than two years, you'd probably lose continuity and so forth.
11 But ultimately it's your decision.

12 CHAIR MILLER-ANDERSON: Are you finished, Ms. Davis
13 Johnson?

14 VICE CHAIR DAVIS JOHNSON: I think Mr. Davis was going
15 to --

16 CHAIR MILLER-ANDERSON: Mr. Davis.

17 COMMISSIONER DAVIS: Thank you.

18 Ms. Jenkins, for the way it's kind of reverting up, I'm
19 very comfortable where we are.

20 The only issue I have is that every CRA has its own
21 uniqueness. All our cities are different, all our CRAs are
22 different. So one of the things I believe that this criteria
23 should be set in place to show who's strong, who's qualified;
24 and with some recommendations or some qualified folks that we
25 can ask questions to as the CRA commission, and that this Board

1 makes the decision.

2 Other than that I have no problem with the way you
3 structured that. I think it's very clear of what kind of
4 criteria. But when it comes to Riviera Beach, what you do in
5 Riviera Beach, I'd like to hear those stories before it gets to
6 us, about what you did in Dania Beach or what you did in Venice
7 Beach or all these different CRAs, what's the difference between
8 them and us and how can you work for us. What works one place
9 might not necessarily work somewhere else. You know, and I
10 definitely think that decision should be somewhere where we can
11 ask a few of those questions. Add it to what you already got in
12 place. I think what you have in place is great. Let me be very
13 clear on that.

14 But our CRA is a CRA that's in its -- past its infant
15 stage. And at the stage on the rise where other CRAs are kind
16 of doing some modifications, restructuring, we're in Phase II of
17 our marina development. We're working on our first, you know,
18 some significant housing initiatives that are coming for the
19 first time in quite sometime. So that is a decision that will
20 be very critical, and I think this Board should be a part of,
21 because of our uniqueness.

22 You know, look at Delray, they're pretty much done, they're
23 still trying to do some other things. But we're still building
24 our infrastructure. And if we're still building our
25 infrastructure, you know, that makes us unique to other CRAs

1 across Palm Beach County. I don't know too many other CRAs,
2 Boynton Beach, Delray, and others that are still kind of
3 building their infra -- well, West Palm has areas in their CRA.
4 But I think it should be to where we make it -- be involved with
5 decision making somehow. I don't know how my colleagues feel
6 about it but I do believe we should be a part of that process.

7 COMMISSIONER PARDO: Madam Chair.

8 VICE CHAIR DAVIS JOHNSON: Madam Chair.

9 CHAIR MILLER-ANDERSON: Ms. Pardo, and then Ms. Davis
10 Johnson.

11 COMMISSIONER PARDO: Okay. So I agree with that. Because
12 in your resolution it states that staff is authorized to solicit
13 the request for qualifications for marketing and public
14 relations firm and to negotiate a contract with the number one
15 ranked firm, subject to Board approval. So that is fine.

16 But what I would like to see is I would like to see maybe
17 the top three. Show us the top three, all of their
18 qualifications. And then we decide whether or not to move
19 forward with one, two, or three. You can make your
20 recommendation for number one but, again, I think ultimately
21 that responsibility should lie up here.

22 CHAIR MILLER-ANDERSON: So in the final selection four dash
23 four it said that the top three would go to the CRA director and
24 then he'll bring it to us.

25 COMMISSIONER PARDO: All of it to us.

1 CHAIR MILLER-ANDERSON: For the approval.

2 COMMISSIONER PARDO: To us, correct.

3 VICE CHAIR DAVIS JOHNSON: Madam Chair.

4 CHAIR MILLER-ANDERSON: Ms. Davis Johnson, then
5 Ms. Hubbard.

6 VICE CHAIR DAVIS JOHNSON: Do we know the value that we're
7 looking -- what did we budget for this?

8 MS. JENKINS: We have --

9 INTERIM EXECUTIVE DIRECTOR EVANS: A hundred thousand per
10 year.

11 VICE CHAIR DAVIS JOHNSON: No, no, no. Because I'm just
12 looking at -- when you're doing a request for qualifications,
13 usually that's a lower dollar value because it's an informal
14 bid, you're just submitting to me your information. So if -- we
15 have to make a decision. If it's greater and it's not an
16 informal type bid, less than \$50,000 or less, I'm thinking that
17 we potentially may need to go to an RFP process. Because the
18 informal process that we're doing with the request for
19 qualifications, it has fewer requirements and it asks for fewer
20 specifications.

21 So we need to -- when we're talking about expending the
22 amount of dollars that we're talking about, I think that we need
23 to potentially issue an RFP so that this Board is clear on what
24 type of work that will be included in that whole marketing
25 concept and proposal. So we may need to give thought to how we

1 actually release this based on the services, based on the dollar
2 value, and based on the amount of time that we're actually
3 trying to put this out. Or to have the services rendered, shall
4 I say.

5 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. Just because the P
6 would then match their proposal to the hundred thousand dollar
7 number. So the Q says that's our budget but it doesn't
8 necessarily match what they submit to that number.

9 CHAIR MILLER-ANDERSON: Ms. Hubbard.

10 COMMISSIONER HUBBARD: The concern that I have is with the
11 length of the contract. I would, one, like to have a
12 presentation from the top three, have them do a presentation and
13 show us some of their wares and what we could expect.

14 And secondly I think it should not be more than a year.
15 And if we're satisfied with them then of course we're willing to
16 go into another contract with them.

17 But to be stuck, so to say, with someone because we -- I
18 know it would have to come back to us every year. We've been
19 playing that game for years here in the city. But I prefer that
20 we take our, you know, take our time by leaving ourself an out
21 and just going into contract for one year.

22 COMMISSIONER DAVIS: Madam Chair.

23 CHAIR MILLER-ANDERSON: Yes.

24 COMMISSIONER DAVIS: I can see where Commissioner Hubbard
25 is going with this.

1 I'm willing to look at two years because the problem you
2 have with one year -- and the staff is going to spend quite some
3 time putting this document together. And I think it would be
4 unfair for us to spend that type of money and time and resources
5 together just for that one year. I can support two years with
6 the understanding that it's keeping these marketing firms on
7 their toes, with the understanding that they can't get
8 comfortable with a three or four-year contract. I can support a
9 two-year contract because this is going to take quite some time
10 for staff to spend on.

11 But for one year I don't think the time that staff will
12 spend on it will match what -- by the time they get out, it's
13 coming right back and they're doing it all over again.

14 So two years I can support because it keeps everybody on
15 their toes. It requires -- it allows people to give us their
16 best work, with the understanding that they got two years to
17 prove stability and then come back.

18 Because if you do it for one year, this document takes
19 three months, by the time you we get on the street and make a
20 decision, six, seven months, it's back in front of our lap
21 again.

22 And then staff can be spending that time on other projects
23 if you do the one year. But two years, it would be a little,
24 you know...

25 COMMISSIONER HUBBARD: The one year would start after we

1 have chosen them. It would not start during the development
2 stages. Because whatever contract that we craft out and we
3 develop, that would be the same one that we would give to number
4 two. It would not be that we would have to start all over from
5 scratch, unless we saw that we made a grave error and left
6 something out.

7 Because my thing is we cannot afford to be stuck with
8 anybody who's not telling our story the way we want to tell it.
9 Anybody that we miss and find that allegiance is not to the City
10 of Riviera Beach, we need to be able to move on; we don't need
11 to be stuck with you.

12 COMMISSIONER DAVIS: Madam Chair.

13 CHAIR MILLER-ANDERSON: Yes.

14 COMMISSIONER DAVIS: And back to that. Here's the issue.
15 Whoever we choose, he or she that's -- the professional firm
16 that takes this fall and creates this relationship, they're
17 going to spend about three months just gathering up information,
18 once the contract is approved.

19 And then for them to really tell the story they got to know
20 who we are. And that's going to take time to build that -- to
21 build that information up, for marketing firms. That's just
22 what they do. They're not going to walk in here and just be
23 able to tell our story without getting information, you know.

24 If we don't like what they do, even if they have a two-year
25 contract, you can cancel the contract. We can visit it and we

1 can, you know, go a different direction at that time, you know.
2 Because we have a two-year don't mean that you cannot separate
3 if there's a (inaudible) with the majority of the Board on how
4 we're gonna make the decision, whoever the he or she may be at
5 that time.

6 But it's going to take about three months to really put the
7 information -- two or three months to really put this
8 information together, and really go out and tell the story that
9 needs to be done. So a year would be unfair for that type of
10 service.

11 We're talking about marketing. In a contractual service
12 with construction or different landscaping, those things, those
13 are a little different. Marketing takes a while to gather
14 information so you can tell that story. And with a year
15 contract it wouldn't be fair for somebody -- I don't know if it
16 would even be -- I don't know if would even get the job and --

17 COMMISSIONER PARDO: Madam Chair.

18 COMMISSIONER DAVIS: -- make a competition of -- to
19 understand that they're only going to have a year to do a job,
20 that's going to take two to three months to prepare to prove
21 that you can do a job for the next nine months. So when it
22 comes to marketing, that's the issue that we may have. But
23 getting some responses, bidders on this -- proposals on this
24 job.

25 COMMISSIONER PARDO: Madam Chair.

1 CHAIR MILLER-ANDERSON: Ms. Hubbard, Ms. Pardo, then
2 Ms. Davis Johnson.

3 COMMISSIONER HUBBARD: It's not like they're writing a book
4 or a story. It's like when we have something going on it's
5 real, it's in real time, it's happening, they're spinning it to
6 our benefit, they're showing what we're doing when we're doing
7 it and how we're doing it. So it's not something that they have
8 to go out and research. It's something that's in, you know, in
9 real time. This just happened, we're doing this, we voted on
10 this, we secured this, this is breaking news. It's not
11 something that they will have to spend a lot of, you know, do a
12 lot of research on. They've got to be able to tell our story on
13 the dime.

14 COMMISSIONER PARDO: Madam Chair.

15 CHAIR MILLER-ANDERSON: Go ahead.

16 COMMISSIONER PARDO: So if the consensus is two years, when
17 Mr. Haygood puts the contract together there will be an out in
18 the contract, correct? We always put an out in a contract?

19 MR. HAYGOOD: Yes. No matter how long the contract is, to
20 the dismay of all our consultants you have a cancellation for
21 convenience, for no reason, whatever, you can cancel. So that's
22 the standard provision, as your consultants will acknowledge.

23 COMMISSIONER PARDO: Right.

24 COMMISSIONER HUBBARD: That -- excuse me. That contract
25 with the Pawn Shop, that's living proof that we don't always

1 have an out.

2 MR. HAYGOOD: I'm just saying what you have a right to do
3 now, whether you do it or not.

4 CHAIR MILLER-ANDERSON: Ms. Davis Johnson.

5 VICE CHAIR DAVIS JOHNSON: Well, that for me was the
6 comment. The beauty of a contract and a clause to terminate at
7 any time, we can put in a 30-day, a 60-day, a -- we can put in
8 whatever it is that we want as it relates to termination of
9 contract language. And that's the beauty of the contract, we
10 can set it up.

11 But I do believe that we need to have the one-year with an
12 opportunity to renew. And if we find that the selected vendor
13 is not doing what we need them to do by way of telling our story
14 and reflecting what this commission wants to be out in the
15 atmosphere about us, then we have that clause that we can go to
16 and submit that language and move on to the next one.

17 CHAIR MILLER-ANDERSON: Okay. Any other comments?

18 Now, are you all clear on your direction? Did we really
19 wrap up whether or not we were going to make that an RFP versus
20 the RFQ?

21 COMMISSIONER DAVIS: RFP.

22 VICE CHAIR DAVIS JOHNSON: Mr. Evans?

23 INTERIM EXECUTIVE DIRECTOR EVANS: We can modify it to a P,
24 absolutely, and link it to our budget.

25 COMMISSIONER HUBBARD: I don't have a problem with that,

1 with it being an RFP.

2 VICE CHAIR DAVIS JOHNSON: Price is not necessarily the
3 determining factor in the RFP. So we understand what the budget
4 is. And certainly if someone tries to come in right at the
5 budget there are considerations to be made which includes their
6 qualifications, their experience, and what type of work they've
7 delivered in the past, and how we craft our scope of work.

8 So I would suggest that we craft the scope of work to
9 mirror exactly what this commission intends to be the outcome
10 and the work that's going to be generated by this firm. And
11 they need to come as close to that as they possibly can to be
12 deemed responsive and responsible. So that's how I see this
13 document morphing.

14 COMMISSIONER HUBBARD: So -- Madam Chair. So that means
15 they're going to bring -- once the document is constructed then
16 your intent is to bring it back to us for approval; is that
17 the case?

18 COMMISSIONER DAVIS: Yes.

19 VICE CHAIR DAVIS JOHNSON: Well, I don't know -- we can --
20 I don't believe that we need to approve it, because we don't
21 typically approve the RFPs, with the exception of this major
22 development, so --

23 COMMISSIONER HUBBARD: What we --

24 CHAIR MILLER-ANDERSON: Hold on. Hold on.

25 Go ahead, Ms. Davis Johnson. Then Ms. Hubbard.

1 VICE CHAIR DAVIS JOHNSON: This Board -- I have not been
2 involved in RFP approval on every level. I have not done that.
3 And I don't know why we want to start that. I mean that's why
4 we have staff, we are giving them --

5 COMMISSIONER HUBBARD: You know, we're talking out of both
6 sides of my mouth --

7 CHAIR MILLER-ANDERSON: Hold on one second.

8 VICE CHAIR DAVIS JOHNSON: How am I talking out of both
9 sides of my mouth, Ms. Hubbard? I'm simply saying that we need
10 to do an RFQ; and an RFQ is handled by staff, it is not handled
11 by Council.

12 UNIDENTIFIED SPEAKER: RFP.

13 VICE CHAIR DAVIS JOHNSON: I'm sorry. RFP.

14 So I don't understand where the comment, talking out of
15 both sides of --

16 COMMISSIONER HUBBARD: RFP --

17 VICE CHAIR DAVIS JOHNSON: -- my mouth is coming from.

18 COMMISSIONER HUBBARD: I said we are talking out of both
19 sides of our mouth.

20 VICE CHAIR DAVIS JOHNSON: How so? How so?

21 COMMISSIONER HUBBARD: We just sat up here and said that we
22 wanted to see -- we wanted to see them to draft and to add -- we
23 wanted to know -- we wanted to make sure that the document had
24 the things that we wanted inside of it. So what different --
25 why wouldn't they show it to us -- or how would we possibly know

1 what is in that document if it doesn't come back to the Board?

2 VICE CHAIR DAVIS JOHNSON: Ms. Hubbard, we can see it but
3 we don't get into the we's of what staff intended to do.

4 COMMISSIONER HUBBARD: We should be.

5 VICE CHAIR DAVIS JOHNSON: And so I -- I would like -- we
6 know what we want. You just sat here and you said you wanted
7 someone to be able to tell our story on the turn of a dime. You
8 wanted somebody to be able to reflect what this commission's
9 desires were. You wanted somebody to be able to tell what we
10 are doing in a positive manner. And so I believe that staff is
11 clear on that. We can see it.

12 But when do we get -- I don't recall us being involved at
13 that level.

14 COMMISSIONER HUBBARD: And maybe, and maybe you don't
15 recall that, and maybe we weren't even involved in that. But
16 what I'm saying is we need to be involved. We need to know what
17 we're doing.

18 We keep doing stuff the same old way, we're going to get
19 the same old thing.

20 And maybe that's why -- an RFP that's already out on the
21 street, that we are get -- we put it out on the street and then
22 we look at it and say, well, we thought they understood us, and
23 we thought they got the gist of what we were saying. But it's
24 out there now; and we have not even seen the document.

25 To say, staff, go off and put an RFP out on the street

1 without us seeing it, I think that we're being derelict in our
2 duties. I -- you know, I would like to see it before it go on
3 the street.

4 COMMISSIONER DAVIS: Madam --

5 COMMISSIONER HUBBARD: I don't want staff to continue to do
6 things and then on the back end -- just like with this, just
7 like with this item with the food truck tonight. Everything is,
8 well, we don't -- you know, we don't -- well, we don't remember,
9 or we didn't get to see it.

10 I don't remember -- you know, I don't remember it being
11 pointed out to me that he didn't change that piece of it. Which
12 it may or may not have been his responsibility. You know, it's
13 my responsibility to make sure I take a look at it before I go
14 along with it or I agree with it.

15 What they're going to put out, I want to see what kind of
16 RFP are they putting out. Guess what? They could put out an
17 RFP that's not one that's going to be inclusive, and it might
18 not yield what we are trying to get. I don't -- you know, I
19 don't want that.

20 From now on I want all of us, I want everything we put out
21 on the street to speak to local; I want it to be inclusive; I
22 want it to be about us and for us; and I want to have a look at
23 it to see if it's for the people of Riviera Beach, it's about
24 the people of Riviera Beach, or at the end of the day they're
25 going to have a fair opportunity to participate.

1 COMMISSIONER DAVIS: Madam Chair.

2 VICE CHAIR DAVIS JOHNSON: And you know what -- Madam
3 Chair, if I may. Commissioner Hubbard, you know, you speak to
4 that all the time. And I understand that. And I believe that
5 we all get that you want to make sure -- that we all want to
6 make sure that our citizens are included in whatever it is that
7 we're doing, and that there is clarity. That is the reason that
8 we set policy.

9 We have to make up our minds, either we're going to serve
10 as staff or we're going to set policy. We should certainly
11 review it, but we don't get into the weeds of it. And that's
12 the concern that I have.

13 We need to tell them this is what we want. Each one of us
14 can send an e-mail to staff as it relates to what we want to see
15 by way of experience, what we want to see by way of services,
16 and what the scope of work would look like. We can do that.
17 They can put that together and they can give that to us. But
18 after we do that it is out of our hands. We don't control that.
19 We shouldn't control it. That's why we have staff.

20 If we don't --

21 COMMISSIONER HUBBARD: It's not -- didn't I just say the
22 same thing? That we should look at, and they -- we should send
23 our concerns to them, we should tell them what we want to see,
24 then we should look at it and see. And after that, it's done.

25 VICE CHAIR DAVIS JOHNSON: Okay. Ms. Hubbard, we're saying

1 the same thing.

2 COMMISSIONER HUBBARD: That's what I'm saying.

3 VICE CHAIR DAVIS JOHNSON: Let's just say the same thing.

4 But I don't believe that we need to continue to go back and
5 forth. So we will follow the direction, we will send our
6 comments in, we will let them put together the RFP. Once we
7 have all reviewed it and we agreed with this, bless it and send
8 it on. Right? Is that what you want?

9 COMMISSIONER DAVIS: Hold, hold on.

10 VICE CHAIR DAVIS JOHNSON: Is that where we are?

11 COMMISSIONER HUBBARD: And I think that's what we're saying
12 as far as the same thing. And I agree.

13 I just want to see it because I don't want, I don't want --
14 I want, I want, I want things to change. And I want to turn the
15 tide from the way that we've been doing business. That's why
16 over the last 20 years we have been in the same position as a
17 people and as a community here in the city, because we got --
18 we've -- I think right now, especially, we need to look at
19 everything.

20 And I agree with you, we can send our comments in, once
21 they get them together we take a look at it and let them put it
22 out.

23 VICE CHAIR DAVIS JOHNSON: I think that as we are turning
24 the tide we do that with policy and procedures and we put them
25 in place.

1 COMMISSIONER HUBBARD: There you go.

2 VICE CHAIR DAVIS JOHNSON: That's how you turn the tide.

3 COMMISSIONER HUBBARD: We put the policy --

4 VICE CHAIR DAVIS JOHNSON: And that's how you turn the tide
5 properly.

6 COMMISSIONER HUBBARD: We turn the tide properly by making
7 sure that we see what we expect is being done, that we see that.

8 Once a document is on the street we are a day late and a
9 dollar short when people start putting their packages together.
10 And that's what we just said about the other project. So it's
11 basic, it's basic and it's elementary for every project that we
12 do.

13 CHAIR MILLER-ANDERSON: Thank you.

14 Mr. Davis.

15 COMMISSIONER DAVIS: So you both are right. Thank you. I
16 do believe that this commission can submit an e-mail for just
17 some things for inclusion. It don't need to come back for
18 review or -- well, we don't need to approve it. Just send an
19 e-mail over and let staff -- just put the information in there,
20 and then we address it when it comes back to us, when they're
21 going to have to do a presentation. They will have all the
22 concerns from staff that we all give them. They get the packet,
23 it's there. They give us a presentation and we can make a
24 decision at that time.

25 COMMISSIONER HUBBARD: I don't get that, Mr. Davis.

1 COMMISSIONER DAVIS: Okay. Let me slow it down. Let me
2 take some sugar first.

3 CHAIR MILLER-ANDERSON: We just settled this and now --

4 COMMISSIONER DAVIS: So I'm trying to make -- okay. Here's
5 what it is. They're going to put together an RFP. In that RFP
6 it's going to have everybody's comments what they'd like to see
7 happen. Everyone on this Board. Right?

8 COMMISSIONER HUBBARD: Now how are you going to know that
9 took place?

10 COMMISSIONER DAVIS: Listen. I'm gonna trust that that
11 happens, because it --

12 COMMISSIONER HUBBARD: That's --

13 COMMISSIONER DAVIS: Hold on. The RFP, we know it's gonna
14 hit the street. Right?

15 COMMISSIONER HUBBARD: Mmhmm.

16 COMMISSIONER DAVIS: When it hits the street, you're going
17 see your information in that RFP.

18 COMMISSIONER HUBBARD: Okay.

19 COMMISSIONER DAVIS: Okay? If you don't see it, then
20 that's the conversation for you and staff at that time.
21 Alright?

22 Once it hits the street and go public, everyone in the
23 country is going to see it. And once they see it, we come back,
24 we can run those questions back and forth as a Board, and we're
25 going to make a decision at the end of the day about what we

1 want to see done.

2 And the one thing I can tell you, the word is out, when you
3 come before this Board you better have local participation. So
4 that's clear. That's been done for the last two years. I think
5 we've established that reputation, that that's what we want to
6 see with this Board. So that's not a secret anymore, even from
7 the outside. I think we've drilled that enough to set the
8 precedent that this Board, all five members, want to see local
9 inclusion in big contracts as we tell our story; whatever
10 professional services that we do.

11 So let's see -- the things that we say at these meetings,
12 and the e-mails that we put out, that's documented. Let's trust
13 staff to do their jobs -- not saying you don't trust them.
14 Let's see it go out, let it come back, and let's see the folks
15 respond, and then we can make that decision at that time.

16 But I'm ready -- like I say, it's just a request for
17 proposal. They got to come back and tell us how they're going
18 to help us tell our story. They got to come back and tell us,
19 based upon information that we all gave staff, we heard you. If
20 they can't tell us, they didn't hear us, guess what, we don't
21 need to choose that individual company. And we will make a
22 decision as a whole entity to do that.

23 I think we all want the same -- I know we all want the same
24 thing. It's been said.

25 CHAIR MILLER-ANDERSON: Alright.

1 COMMISSIONER HUBBARD: The --

2 COMMISSIONER DAVIS: Madam Chair.

3 COMMISSIONER HUBBARD: I -- the only thing --

4 COMMISSIONER DAVIS: Commissioner Hubbard, I love you but
5 my sugar getting low.

6 COMMISSIONER HUBBARD: You can take mine.

7 What I was about to say before his sugar got low was this:
8 I -- you know, I don't -- you know, I agree that we can send our
9 questions in and we can send our concerns in and we can send the
10 things that we'd like to see in this document. But I think that
11 before the RFP hit the streets we should have been -- a draft
12 should be submitted to us, we should have an opportunity to
13 review, to review it. And if then we feel that it's a -- it's a
14 document, it's a document that's going to speak to what we want,
15 then we go ahead and give them the nod to release it. But
16 before it hit the street I would like an opportunity to see the
17 draft of that document. I think it's our responsibility to take
18 a look at it. I'm not trying to micromanage or get into the
19 weeds of it. But I want to do what I think that my role and
20 responsibility is, is to see that this is a document that speaks
21 to the community, that's for the community, and that it's going
22 to yield community participation and other stuff --

23 COMMISSIONER DAVIS: Madam Chair.

24 COMMISSIONER HUBBARD: -- that I would like to see, that I
25 want to put my eye on before it hit the street.

1 COMMISSIONER DAVIS: Madam Chair.

2 VICE CHAIR DAVIS JOHNSON: Are you done, Ms. Hubbard?

3 COMMISSIONER HUBBARD: Yes, ma'am.

4 VICE CHAIR DAVIS JOHNSON: Commissioner Davis.

5 COMMISSIONER DAVIS: I do believe that no one is preventing
6 you from sitting down with staff to make sure that happens. If
7 there's something at that time that triggers and alarms you,
8 would you want to call a special meeting to address it, then do
9 so.

10 COMMISSIONER HUBBARD: I think that we would really be
11 wasting each others time if we did that.

12 I think it would better serve us if they go ahead, draft
13 their document, and prepare to present us with the draft, and
14 let us review it, and then we -- if you don't want them to bring
15 it back to the full Board and to the full community, then let us
16 send our comments to them after we review it. You get a draft,
17 send it to each one of us, and we'll send our comments back to
18 you.

19 COMMISSIONER DAVIS: That's fine with me.

20 VICE CHAIR DAVIS JOHNSON: Point of order. We have
21 discussed this and we are of the opinion that we will issue an
22 RFP for the services for marketing. Staff will send us a draft.
23 We will send our comments. And once those comments have been
24 received and incorporated in the RFP, staff will return it prior
25 to it hitting the street.

1 But I do believe that Mr. Evans will have copies of all of
2 our comments and should be able to ensure that all comments have
3 been made, and we will then bless that document and then send it
4 off.

5 Was there a motion extended?

6 COMMISSIONER HUBBARD: So moved.

7 ADMINISTRATIVE ASSISTANT SEGUIN: It was just the original,
8 just to discuss it.

9 COMMISSIONER PARDO: So that was my motion.

10 CHAIR MILLER-ANDERSON: That's number 8, the regular
11 motion.

12 COMMISSIONER HUBBARD: It's a new motion.

13 COMMISSIONER PARDO: Second.

14 VICE CHAIR DAVIS JOHNSON: Right. That's the new motion.

15 COMMISSIONER DAVIS: You might want to take public comment.

16 VICE CHAIR DAVIS JOHNSON: Are there public comments --
17 were there public comments?

18 ADMINISTRATIVE ASSISTANT SEGUIN: I have a public comment
19 card.

20 VICE CHAIR DAVIS JOHNSON: There is now?

21 ADMINISTRATIVE ASSISTANT SEGUIN: For Bonnie Larson.

22 VICE CHAIR DAVIS JOHNSON: Is there any further Board
23 comment and/or discussion before...

24 COMMISSIONER PARDO: No.

25 MS. LARSON: Bonnie Larson.

1 I'm thinking about maybe doing this by a slightly different
2 approach. Rather than telling them we've got \$100,000 to
3 spend -- of course they're going to say their fee is \$100,000.
4 Why don't we give a range and then see how qualified they are?
5 Maybe they're only worth 50. Maybe they're only worth 75. But
6 to offer them the full amount right upfront, we may want to
7 think about that.

8 We had the O'Donnell Company for at least two years, maybe
9 three. I don't remember how much. But they charged \$100,000 a
10 year. But a pitfall we don't want to fall into is what happened
11 with them, that that was their basic monthly charge broken down
12 and then for every single thing that they did, even a photocopy,
13 they charged us extra. So it was way, way above 100,000 by the
14 time they finished. So that needs to also be factored in when
15 you're doing the request, whatever type of request it is, that
16 everything be included in there.

17 And I think that if what you're saying is that every
18 public -- I didn't really see articles and stuff by the
19 O'Donnell Company. I don't know how we benefited. I don't
20 really remember seeing a lot. But if we're going to have the
21 new company send us a draft or something, it's not going to be a
22 in a timely manner. So if we've got something happening like
23 this, by the time it takes all six of you or five of you to
24 review it, comment on it, and whatever, it's not going to be
25 news, it's going to be olds news.

1 So, anyhow, just think about that with the fee and with
2 making sure that whatever fee we pay them everything is
3 included, not photocopies extra, phone calls extra. That was
4 ridiculous.

5 Thank you.

6 VICE CHAIR DAVIS JOHNSON: If I may. The process that
7 we're talking about, Ms. Larson, just as a point of
8 clarification, was not for the marketing firm to send us
9 everything and have it reviewed. It was more so for the RFP, so
10 that we could weigh in on that. Just as a point of
11 clarification.

12 Any further discussion?

13 ADMINISTRATIVE ASSISTANT SEGUIN: Who seconded that motion?

14 COMMISSIONER PARDO: I did.

15 ADMINISTRATIVE ASSISTANT SEGUIN: Thank you.

16 VICE CHAIR DAVIS JOHNSON: Any further Board comment?

17 None?

18 Madam Clerk.

19 (Vote taken.)

20 ADMINISTRATIVE ASSISTANT SEGUIN: Motion carries.

21 (Motion passed with unanimous vote.)

22 CHAIR MILLER-ANDERSON: Item number 9.

23 ADMINISTRATIVE ASSISTANT SEGUIN: Discussion: Removal of
24 the Marina Promenade wall.

25 INTERIM EXECUTIVE DIRECTOR EVANS: I just wanted to give

1 the Board an update. At our last CRA meeting we authorized us
2 to proceed with developing the removal -- plans for removal of
3 the wall. We have completed the demolition plans that would
4 identify all of the sections that we would remove. We believe
5 that the most attractive way to do it would be to leave all of
6 the piers and pillars, decorative pillars in place. And then we
7 would actually cut out the section of the wall, but leave
8 approximately eight inches at the bottom of the wall. And then
9 we would put a nice new cap on it, a decorative cap at the top.
10 If you look along the top of the wall, we have a cap.

11 And that would be -- and then the Board would get two
12 different finishes to consider. And one would be the most
13 transparent, which would be a stainless steel cable type
14 treatment. We have to put in something for safety reasons. So
15 that we're developing a cable, and it's a series of cables, sort
16 of like a mesh.

17 And then the other alternative is an aluminum railing. And
18 there is two lower sections already existing along the Promenade
19 of an aluminum railing, so we would just match that. We think
20 that that would -- it would be less transparent. So that's a
21 negative. It would look a little bit more of a nicer finish
22 with the aluminum railing. And we'll also bring the costs so
23 you can consider that.

24 So I just wanted to update the Board that we've narrowed it
25 down to two different types of treatments. And we will bring

1 you both the look and cost of those at a future meeting.

2 VICE CHAIR DAVIS JOHNSON: Do we have -- Madam Chair.

3 CHAIR MILLER-ANDERSON: Go ahead.

4 VICE CHAIR DAVIS JOHNSON: Do you have the renderings of
5 what the potential design will look like?

6 INTERIM EXECUTIVE DIRECTOR EVANS: Not yet.

7 VICE CHAIR DAVIS JOHNSON: You won't have that until the
8 next meeting?

9 INTERIM EXECUTIVE DIRECTOR EVANS: Right.

10 VICE CHAIR DAVIS JOHNSON: Okay.

11 CHAIR MILLER-ANDERSON: Anyone else?

12 Public comment cards?

13 ADMINISTRATIVE ASSISTANT SEGUIN: Bonnie Larson.

14 CHAIR MILLER-ANDERSON: Okay. Go ahead.

15 You want to come up, Ms. Larson?

16 No?

17 MS. LARSON: I didn't put it in for the wall.

18 CHAIR MILLER-ANDERSON: Any questions from the Board?

19 We don't have any items tabled.

20 Do we have any public, regular public comment cards?

21 ADMINISTRATIVE ASSISTANT SEGUIN: Oh. That was an item.

22 I'm sorry. Bonnie Larson is for public comment.

23 CHAIR MILLER-ANDERSON: Just regular public comment? Were
24 you coming up for that, Ms. Larson?

25 MS. LARSON: Not for mine.

1 CHAIR MILLER-ANDERSON: Okay. Please be reminded that the
2 CRA Board of Commissioners has adopted a set of rules of decorum
3 governing public conduct during official meetings, which has
4 been posted at the entrance of the council chambers.

5 In an effort to preserve order, if any of the rules are not
6 adhered to the Commission Chair may have any disruptive speaker
7 removed from the podium, from the meeting and/or the building if
8 necessary. Please govern yourselves accordingly.

9 Ms. Larson.

10 Don't forget the clock.

11 MS. LARSON: This is in addition to what I was talking
12 about about the vendors at the -- if we have vendors at the old
13 Spanish Courts. For that one vendor there were sixty parking
14 spots allocated. Sixty. I think the Rafiki Tiki only has ten.

15 Okay. Anyway, on to this. Mr. Scott, if we could have
16 updates, maybe from Andre' -- I know he's the special person --
17 on the water fountain fixture down there, what's happening, the
18 dancing water; and also the painting on the water tower, we
19 haven't heard about that in a while.

20 And -- oh. Is there something that you can do with code?
21 Because that old Betty Ann's property, the old bar that's there,
22 it's across from Citi Trends -- I don't know what street that
23 is. It's not really a street right there. But it's right on
24 US-1, next to where the old Betty Ann's used to be, there's been
25 a junked car there for months and months and months; there's a

1 mattress there and a large truck parks there every other day.
2 It just looks bad when we come into our city. And this is not
3 money that we have to expend; it's just telling those owners,
4 you know you're making our city look bad. And who's going to
5 want to come in here when they see that? The city looks like
6 it's a city that doesn't care.

7 The biggest eyesore too is the CRA building itself. The
8 BB&T building. The east side and the south side of that
9 building fell off five months ago. It's still looking that way.
10 And they put a tarp up there. Well that's all shredded and
11 falling apart now. So when people come in and they want to do
12 something in the CRA district that's the very first thing they
13 see is that BB&T building which looks just awful with half of it
14 falling off. So if you could somehow put some pressure on code.

15 And also there's a building there on that same street, on
16 Avenue E. I believe it's a vacant building. But there's all
17 kinds of trash and stuff laying around it like somebody is
18 living there or something. Every single day.

19 Continuing west one block there's someone living there,
20 they've got a homeless camp set up.

21 It just -- you know, this is the first impression when they
22 come into our CRA to talk about opening businesses. So it's
23 nothing that will cost us money, but if the code department
24 could get after those properties -- every property, really, on
25 Broadway could be improved. There's lot of stuff that, like I

1 said, could be fixed so that our city looks better.

2 But like I said, that building is really bad. It's been
3 five months. So they've had a lot of time, BB&T has had a lot
4 of time to fix it. And someone could get hurt there too,
5 because they keep the tarp up and it's falling down and the
6 tiles are still falling off. So those are some things that I
7 think we could do.

8 Thank you.

9 CHAIR MILLER-ANDERSON: Thank you.

10 In regards to the people that are camping out near that
11 building near Avenue E, Major Lewis and prior to that Major
12 Rozier were working with them and the homeless shelters and
13 trying to get them some assistance and get them moving on. So
14 they've been working with them; that is something that they're
15 very well aware of. They come to them and, you know, sometimes
16 unfortunately they arrest them; or they may have to try to, you
17 know, get their -- some of them have family members that they've
18 tried to get them to go to. So that is an area that's being
19 looked at and worked on.

20 Mr. Evans, do you know anything about the BB&T building?
21 Any repair?

22 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. I did speak with
23 the owner about it. They are waiting on their insurance company
24 to get the funds to complete the repairs. And part of the delay
25 is they don't want to just put the brick back up as it was; they

1 would actually like to try and do a different finish that might
2 have a better more modern look, which I applaud. So they're
3 working through the cost of that with their insurance company.
4 And that's the delay.

5 They have changed the barricades and put in proper steel
6 ones. So I am anticipating that they're going to start doing
7 some restoration.

8 CHAIR MILLER-ANDERSON: Do you know about on the inside,
9 right there by the elevators, where it rains -- any time it
10 rains it's dripping in there? Has that turned into mold or
11 mildew or anything? I know they haven't really repaired it, and
12 every time it rains it's still dripping in buckets.

13 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, it was really bad.
14 They just made progress on that in the last couple of days, to
15 clean it up.

16 CHAIR MILLER-ANDERSON: Okay. Okay. Okay.

17 That's the end of public comment?

18 ADMINISTRATIVE ASSISTANT SEGUIN: Yes, ma'am.

19 CHAIR MILLER-ANDERSON: Report of the executive director?

20 INTERIM EXECUTIVE DIRECTOR EVANS: I have no further
21 comments.

22 CHAIR MILLER-ANDERSON: Report of the general counsel?

23 MR. HAYGOOD: I have no comments.

24 CHAIR MILLER-ANDERSON: Discussion of the Board. Starting
25 with Mr. Davis.

1 COMMISSIONER DAVIS: I have nothing.

2 CHAIR MILLER-ANDERSON: Ms. Davis Johnson.

3 VICE CHAIR DAVIS JOHNSON: Thank you, Madam Chair.

4 I am pleased to announce that on February the 22nd we will
5 be holding a How to do Business with the City of Riviera Beach,
6 that will be held here in the Event Center. And the subject
7 matter is vendor registration and required documentation, types
8 of solicitation. We're going to talk about procurement
9 opportunities. And also we're going to meet with some of our
10 resource partners that help with technical assistance and
11 financing. And then we'll have a Q and A session. Registration
12 is now open and it will go through February 19th. Again, that's
13 February 22nd, 2018, from 5:30 to 7:30 p.m. in Newcomb Hall,
14 which is the room that we're in.

15 And then secondly the district office is pleased to
16 announce that on February 9th we will hold a Second Annual Love
17 is in Bloom in the community garden. So we want our residents
18 to come out. It was a wonderful inaugural event. But it's
19 February 9th from 6:00 p.m. until 9:00 p.m. in the community
20 garden, which is located at 1010 West 10th Street. And we -- if
21 you want more information you can contact my office at
22 561-845-3687.

23 And that is all.

24 CHAIR MILLER-ANDERSON: Thank you.

25 Ms. Hubbard.

1 COMMISSIONER HUBBARD: Thank you, Madam Chair.

2 I would just like to inform the community that we are
3 underway with the Biggest Winner Weight Loss Challenge. And we
4 invite you to come out on February the 10th here at the marina
5 to sign up. We will have the weigh in. The Grand prize is
6 \$1,000. There will be intermediate prizes along the way. The
7 Biggest Winner Weight Loss Contest will start on February the
8 10th and end on April the 7th. So you must weigh in and sign up
9 on February the 10th to be a part of it.

10 And I think that it will get us all moving, get us healthy.
11 It has given us enough time to eat all of our leftovers and our
12 candies from the holidays. So we're going to have -- we're
13 going to be working out with all of the council people. We'll
14 tell you what they're going to do. Some are going to do yoga.
15 Some are going to walk. Some are going to bicycle. But we want
16 each and every one of you to come out, even if you don't get
17 into the weight loss contest.

18 And also on February the 17th for Black History Month we're
19 going to have Senator Nina Turner as our guest speaker for a
20 call to action breakfast. And again for more information please
21 call the council offices. And we would be glad to give you any
22 other information that you might need.

23 And I hope that each and every one of you will come out and
24 participate in all of these events.

25 CHAIR MILLER-ANDERSON: Okay. And I don't have anything

1 for tonight. So do we have a motion to adjourn?

2 VICE CHAIR DAVIS JOHNSON: So moved.

3 CHAIR MILLER-ANDERSON: Do we have a second?

4 COMMISSIONER DAVIS: Second.

5 (Proceedings concluded at 9:01 p.m.)

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ADJOURNMENT

The CRA Board Meeting was adjourned at 9:01 P.M. The minutes were approved
by the Board of Commissioners on _____.

KaShamba Miller-Anderson, Chairperson

Interim Executive Director Scott Evans

/cw
Florida Court Reporting